



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



March 19, 2009

Jon Sanabria
Acting Director of Planning

Honorable Board of Supervisors
County of Los Angeles
Kenneth Hahn Hall of Administration, Room 383
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**GENERAL PLAN AMENDMENT CASE NO. 2008-00006-(2)
ZONE CHANGE CASE NO. 03-137-(2)
CONDITIONAL USE PERMIT CASE NO. 03-137-(2)
TENTATIVE TRACT MAP NO. 060027-(2)
CARSON ZONED DISTRICT
2ND SUPERVISORIAL DISTRICT (3-VOTE)
APPLICANT: RED CURB INVESTMENTS, LLC
1600 CABRILLO AVENUE
TORRANCE, CA 90501**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Consider the Negative Declaration for General Plan Amendment Case No. 2008-00006-(2), Zone Change Case No. 03-137-(2), Conditional Use Permit ("CUP") Case No. 03-137-(2), and Tentative Tract Map No. 060027, together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration.
2. Instruct County Counsel to prepare the necessary documents to approve General Plan Amendment Case No. 2008-00006-(2) and Zone Change Case No. 03-137-(2), as recommended by the Los Angeles County Regional Planning Commission ("Commission").
3. Instruct County Counsel to prepare the necessary findings to affirm the Commission's approval of CUP Case No. 03-137-(2) and Tentative Tract Map No. 060027.

Honorable Board of Supervisors
General Plan Amendment Case No. 2008-00006-(2)
Zone Change Case No. 03-137-(2)
Conditional Use Permit Case No. 03-137-(2)
Tentative Tract Map No. 060027-(2)
March 19, 2009
Page 2 of 4

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

- Update the land use category and zoning on the subject property to allow the property owner to develop the property with multi-family condominium residences that are compatible with the existing surrounding uses, and allow housing to be located closer to existing services, facilities, infrastructure and employment.
- Establish development standards that ensure future development on the subject property will be compatible with the goals and policies of the Los Angeles Countywide General Plan ("General Plan").

IMPLEMENTATION OF STRATEGIC PLAN GOALS

Fiscal Responsibility

The proposed General Plan Amendment, Zone Change, Tentative Tract Map and CUP promote the goal of fiscal responsibility. The proposed residential development, located in an urban revitalization area, will efficiently utilize existing infrastructure investments and reduce the demand for extension of linear utilities and infrastructure to undeveloped land located on or beyond the urban fringe.

Improving Quality of Life

The proposed General Plan Amendment, Zone Change, Tentative Tract Map and CUP also promote the County's vision for improving the quality of life in Los Angeles County. The project allows for the provision of 21 new condominium units in an area transitioning from older industrial and single-family uses to newer multi-family residential uses. The project will result in a high-quality residential development that will improve the value and quality of life of the community.

FISCAL IMPACT/FINANCING

Approval of the proposed General Plan Amendment, Zone Change, Tentative Tract Map and CUP should not result in any new significant costs to the County, as the owner is bearing the full costs of new development and construction. No request for financing is

**Honorable Board of Supervisors
General Plan Amendment Case No. 2008-00006-(2)
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Tentative Tract Map No. 060027-(2)
March 19, 2009
Page 3 of 4**

being made.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On September 17, 2008, the Commission conducted a public hearing on General Plan Amendment Case No. 2008-00006-(2), Zone Change Case No. 03-137-(2), Tentative Tract Map No. 060027 and CUP Case No. 03-137-(2). The requests before the Commission were: to amend the Land Use Policy Map of the General Plan from Category 1 (Low Density Residential - One to Six Dwelling Units Per Acre) to Category 3 (Medium Density Residential - 12 to 22 Dwelling Units Per Acre); to change 0.47 acres of existing A-1 (Light Agricultural - 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-17U-DP (Limited Multiple Residence - 17 Dwelling Units Per Net Acre - Development Program); a CUP for the Development Program ("DP") zone, including a modification to allow walls/fences up to a maximum height of six feet in the front yard setback and up to eight feet within the side yard setback; and a Tentative Tract Map to create one multi-family lot with 21 new attached condominium units in four buildings. The Commission voted 3-0 (2 absent) at its September 17, 2008 meeting to close the public hearing; adopt the Negative Declaration; approve the Tentative Tract Map and CUP; and recommend to the Board approval of the General Plan Amendment and Zone Change.

Pursuant to subsection C of Section 21.56.010 and subsection B.2 of Section 22.60.230 of the Los Angeles County Code ("County Code"), the CUP and Tentative Tract Map are deemed to be called for review/appealed by your Board and shall be considered concurrently with the General Plan Amendment and Zone Change. A public hearing is required pursuant to Sections 22.16.200 and 22.60.240 of the County Code and Sections 65856 and 66452.5 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090 and 65856 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et seq.), the State CEQA Guidelines, and the environmental document reporting procedures and

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March 19, 2009
Page 4 of 4

guidelines of the County of Los Angeles. In accordance with State and County Environmental Quality guidelines, a Negative Declaration was prepared for the project. The Negative Declaration concluded that there are no potentially significant impacts to the environment. Based on the adoption of the Negative Declaration, approval of the General Plan Amendment, Zone Change, Tentative Tract Map and CUP will not have a significant impact on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposed General Plan Amendment, Zone Change, Tentative Tract Map and CUP is not anticipated to have a negative impact on current services.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria
Acting Director of Planning

A handwritten signature in cursive script, appearing to read "Sorin Alexanian for".

Sorin Alexanian, Acting Deputy Director
Current Planning Division

SA:SMT:jds

Attachments: Commission Resolutions, Findings and Conditions; Environmental Determination; Commission Staff Report and Correspondence; Tentative Tract Map, Exhibit "A", Land Use Map

c: County Counsel
Assessor
Director, Department of Public Works
Director, Department of Regional Planning

**A RESOLUTION OF THE
REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
RELATING TO GENERAL PLAN AMENDMENT CASE NO. 2008-00006-(2)**

WHEREAS, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65350) provides for adoption of amendments to county general plans; and

WHEREAS, the Los Angeles County Regional Planning Commission ("Commission") has conducted a public hearing regarding General Plan Amendment Case No. 2008-00006-(2), Zone Change Case No. 03-137-(2), Conditional Use Permit Case No. 03-137-(2) and Tentative Tract Map No. 060027 on September 17, 2008; and

WHEREAS, the Commission finds as follows:

1. The subject site is located at 1022 W. 223rd Street, within the Carson Zoned District and unincorporated community of West Carson.
2. The rectangularly-shaped subject property is 1.41 gross acres (1.23 net acres) in size with level topography. The subject property is currently occupied by seven single-family residences.
3. Primary access to the project property will be from 223rd Street, an 80-foot wide secondary highway.
4. General Plan Amendment Case No. 2008-00006-(2) is a request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map to change the 1.41 gross acre site from Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre) to Category 3 (Medium Density Residential-12 to 22 Dwelling Units Per Acre).
5. General Plan Amendment Case No. 2008-00006-(2) was heard concurrently with Zone Change Case No. 03-137-(2), Tentative Tract Map No. 060027 and Conditional Use Permit Case No. 03-137-(2).
6. Zone Change Case No. 03-137-(2) is a related request to change 0.47 acres of existing A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-17U-DP (Limited Multiple Residence- 17 Dwelling Units Per Acre- Development Program). The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new conditional use permit is first obtained.
7. Tentative Tract Map No. 060027 is a related request to create one multi-family lot with 21 attached condominium units in four buildings on 1.41 gross acres.

8. Conditional Use Permit Case No. 03-137-(2) is a related request to ensure compliance with the Development Program zoning pursuant to Section 20.40.040 of the Los Angeles County Code ("County Code"). The applicant is requesting the following modifications:
 - a. Modification of the maximum permitted wall/fence height of three-and-one-half (3½) feet in the front yard setback to allow a six-foot (6-foot) high wall, as depicted on the Exhibit "A".
 - b. Modification of the maximum permitted wall/fence height of six (6) feet in the side yard setback to allow a total combined wall/fence height of up to eight (8) feet adjacent to the interior (onsite) private driveways, as depicted on the Exhibit "A".
9. Approval of the tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.
10. The applicant's site plan, labeled Exhibit "A", depicts one multi-family lot with 21 attached condominium units on 1.41 gross acres. The townhomes are configured in four separate buildings varying from four to six units, arranged throughout the project site. Each unit is two stories (living space on first and second floors, with garages on the first floor) and has a maximum height of 35 feet. A 28-foot wide private driveway and fire lane is proposed within the development, enabling the units to access W. 223rd Street (except for Unit Nos. 8 through 11, which gain access to the main driveway/fire lane from an attached 20-foot wide driveway strip). Each unit will have two covered parking spaces (42 total spaces), with six guest parking spaces proposed in two locations within the development. Approximately 32 percent of the project site (or 16,198 square feet) is proposed as open space and recreational area, to include a play area, planters, landscaping and patios. Seven existing detached single-family residences are proposed to be demolished. Approximately 1,985 cubic yards of fill grading is proposed to be imported from offsite. There are no Oak trees existing on the subject property.
11. The property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 31 units). The density of the proposed residential development is 14.9 dwelling units per acre, which is consistent with the maximum under Category 3.
12. The project site is currently zoned A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area) and R-3-17U-DP. The A-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954. The R-3-17U-DP

zoning was created by Zone Change Case No. 87-541 adopted by the Board on April 13, 1989.

13. Surrounding zoning is A-1 and M-1 (Light Industrial) to the north; A-1 and M-1 to the east; A-1 and RPD-5,000-12U (Residential Planned Development- 5,000 Square Foot Minimum Required Lot Area- 12 Dwelling Units Per Acre) to the south; and A-1 and RPD-5,000-12U to the west.
14. Surrounding land uses to the north consist of three churches (one with a corner store), a vacant lot, single-family residences, pet grooming, offices and townhomes. To the east is auto repair, single-family residences, mixed commercial uses, offices and a trailer park. To the south are townhomes, a trailer park, food processing/warehouse, single-family residences and a corner market. To the west are townhomes, single-family residences and an elementary school.
15. The project is consistent with the proposed R-3-17U-DP zoning classification. Attached multi-family residences are permitted in the R-3-17U-DP zone pursuant to Section 22.20.260 of the County Code.
16. Staff was contacted by two tenants currently residing on the subject property, asking for more information about the proposed development. One tenant was also concerned that he had not been given adequate notice of the project, which proposes to eliminate the existing residences. On September 2, 2008, written correspondence was received from Southern California Edison, stating that the proposed subdivision will not interfere with any easements or utilities existing on the subject site.
17. During the September 17, 2008 public hearing, the Commission heard a presentation from staff and testimony from the applicant's agent. No other testimony was heard. Three persons attended the public hearing in support of the proposed development but did not testify, to include the applicant and project architect.
18. During the September 17, 2008 public hearing, the Commission discussed the proposed development. The Commission had concerns regarding the project, to include graffiti removal, security and privacy.

Regarding the prevention of graffiti, the Commission stated that the front yard wall shall be screened with vines and other vegetation to deter graffiti along the front/entrance of the development. For graffiti removal throughout the project site, the Commission stated that all extraneous markings shall be removed by 6:00 am the next day. The applicant's agent responded that the walls will be HOA-maintained and that the Commission's desire to have the exterior front yard walls covered with vegetation is acceptable as a condition of approval.

The Commission discussed the need to maintain the security of the residents of the new development. Specifically, the Commission considered a two-foot wrought iron fence to be placed on top of the six-foot perimeter wall adjacent to the development's interior private driveway, for a total height of eight feet. The Commission stated that the additional two feet would prevent pedestrians from "jumping the wall" to access the development via the interior private driveway. In order to avoid imposing potentially unnecessary security measures, the Commission then discussed the alternative of not requiring the wall height extension unless necessary after the project has been constructed. County Counsel clarified that this alternative option would be "easier to approve" with the current proposal, so that a wall of "up to eight feet" would be allowed, but not required. The Commission affirmed its choice of the alternative option.

Lastly, the Commission discussed the issue of privacy between the proposed development and existing residential units adjacent to the project site. In its presentation, staff mentioned the issue of privacy and recommended that the second-story windows of Unit Nos. 16 and 21 as depicted on the Exhibit "A" be screened or obscured for privacy. The Commission agreed, but also added Unit No. 11 and stated that for the three units, all windows shall be "above the sight line," and "frosted" or otherwise obscured for privacy.

19. On September 17, 2008, after hearing all testimony, the Commission closed the public hearing, adopted the Negative Declaration, approved Tentative Tract Map No. 060027 and Conditional Use Permit Case No. 03-137-(2), and recommended to the Board approval of General Plan Amendment Case No. 2008-00006-(2) and adoption of Zone Change Case No. 03-137-(2).
20. The plan amendment is consistent with the goals and policies of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
21. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Forester and Fire Warden, Parks and Recreation, Public Health and Regional Planning.
22. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures except as otherwise modified, as shown on the tentative tract map and Exhibit "A".
23. Compatibility with surrounding land uses will be ensured through the related zone change, subdivision and conditional use permit.

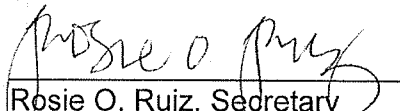
24. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.
25. The recommended plan amendment is needed in order to fulfill and implement General Plan policies to provide high-quality multi-family housing at urban infill locations.
26. The particular amendment is appropriate and proper because the proposed infill housing efficiently utilizes existing infrastructure and services, is compatible with surrounding uses, and will improve the quality of existing residential neighborhoods.
27. Modified conditions warrant a revision to the General Plan. The area in question is transitioning from lower-density to higher-density residential development.
28. Approval of the proposed plan amendment is in the best interest of the public health, safety and general welfare, as the area contains and/or the project proposes sufficient infrastructure and facilities to accommodate the development, to include street improvements, water supply, sewer connection, fire flow and fire access. The development is in conformity with good planning practices, as the development is necessary in order to fulfill General Plan goals to provide much-needed multi-family infill housing at convenient locations.
29. The applicant has satisfied the "Burden of Proof" for the requested plan amendment.
30. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified no significant effects on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project.
31. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
32. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.

33. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission of the County of Los Angeles recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the above recommended general plan amendment; and
2. Certify that the Negative Declaration has been completed in compliance with the California Environmental Quality Act, and the State and County Guidelines related thereto and reflects the independent judgment of the Board of Supervisors; and
3. Approve the Negative Declaration prepared for the project and certify that it has reviewed and considered the information contained therein; and
4. Find that the recommended general plan amendment is consistent with the goals, policies and programs of the General Plan; and
5. Adopt General Plan Amendment Case No. 2008-00006-(2) amending the Land Use Policy map of the General Plan as depicted on the Exhibit attached hereto and described hereinabove.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on September 17, 2008.


Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

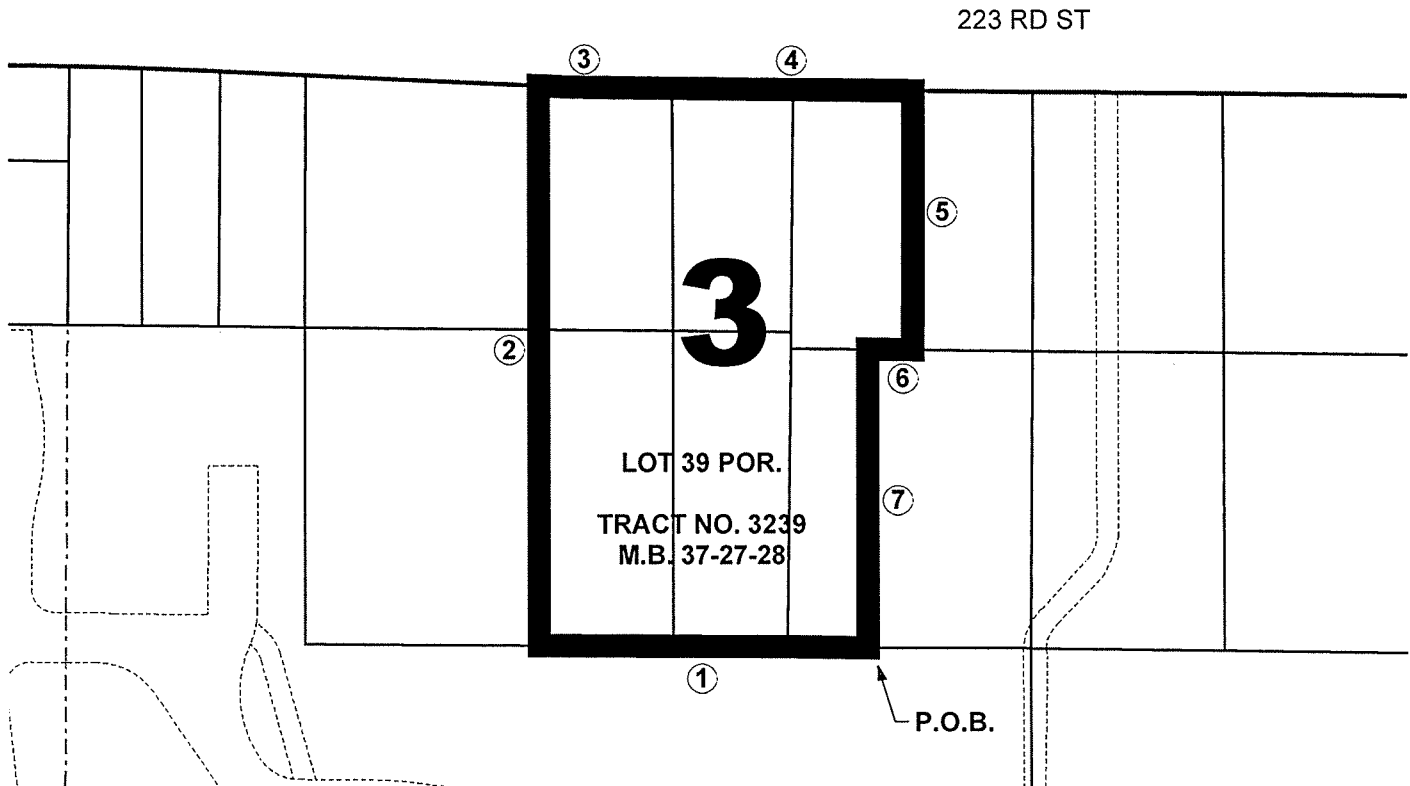
AMENDMENT TO COUNTYWIDE GENERAL PLAN
WEST CARSON COMMUNITY

PLAN AMENDMENT: 2008-00006-(2)

ON:

CATEGORY 1 TO CATEGORY 3

(PROPOSED: MEDIUM DENSITY RESIDENTIAL 12-22 DU/AC)



LEGAL DESCRIPTION:

THAT PORTION OF LOT 39 OF TRACT NO. 3239, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37, PAGES 27 AND 28 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:







COMMENCING AT THE SE. COR. OF LOT 39 OF SAID TRACT; THENCE WLY 87' ALONG THE S'LY LINE OF SAID LOT TO THE TRUE POINT OF BEGINNING;

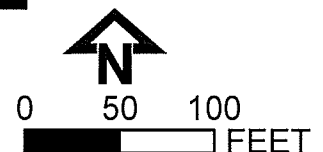
- ① N.89-44-33W. 174.00';
- ②-- N.00-03-00W. 290.10' TO THE S. LINE OF 223RD ST, AS SHOWN ON THE MAP OF SAID TRACT;
- ③ R=2040.00', D=0-32-50, L=19.48' AND T=9.74'
- ④-- S.89-44-33 E. 177.52' ALONG THE SAID S. LINE;
- ⑤ S.00-03-00E. 135.00';
- ⑥-- N.89-44-33W. 23.00';
- ⑦ S.00-03-00E. 155.00' TO THE POINT OF BEGINNING.

DIGITAL DESCRIPTION: \ZCOZD_CARSON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
LESLIE BELLAMY, CHAIR
JON SANABRIA, ACTING PLANNING DIRECTOR

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  PLAN AMENDMENT AREA



COUNTY ZONING MAP
048H197

**A RESOLUTION OF THE
REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
RELATING TO ZONE CHANGE CASE NO. 03-137-(2)**

WHEREAS, the Los Angeles County Regional Planning Commission ("Commission") has conducted a public hearing regarding Zone Change Case No. 03-137-(2), General Plan Amendment Case No. 2008-00006-(2), Tentative Tract Map No. 060027 and Conditional Use Permit Case No. 03-137-(2) on September 17, 2008; and

WHEREAS, the Commission finds as follows:

1. The subject site is located at 1022 W. 223rd Street, within the Carson Zoned District and unincorporated community of West Carson.
2. The rectangularly-shaped subject property is 1.41 gross acres (1.23 net acres) in size with level topography. The subject property is currently occupied by seven single-family residences.
3. Primary access to the project property will be from 223rd Street, an 80-foot wide secondary highway.
4. Zone Change Case No. 03-137-(2) is a request to change 0.47 acres of existing A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-17U-DP (Limited Multiple Residence- 17 Dwelling Units Per Acre- Development Program). The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new conditional use permit is first obtained.
5. Zone Change Case No. 03-137-(2) was heard concurrently with General Plan Amendment Case No. 2008-00006-(2), Tentative Tract Map No. 060027 and Conditional Use Permit Case No. 03-137-(2).
6. General Plan Amendment Case No. 2008-00006-(2) is a related request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map to change the 1.41 gross acre site from Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre) to Category 3 (Medium Density Residential-12 to 22 Dwelling Units Per Acre).
7. Tentative Tract Map No. 060027 is a related request to create one multi-family lot with 21 attached condominium units in four buildings on 1.41 gross acres.
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11. The property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 31 units). The density of the proposed residential development is 14.9 dwelling units per acre, which is consistent with the maximum under Category 3.
12. The project site is currently zoned A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area) and R-3-17U-DP. The A-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954. The R-3-17U-DP zoning was created by Zone Change Case No. 87-541 adopted by the Board on April 13, 1989.

13. Surrounding zoning is A-1 and M-1 (Light Industrial) to the north; A-1 and M-1 to the east; A-1 and RPD-5,000-12U (Residential Planned Development- 5,000 Square Foot Minimum Required Lot Area- 12 Dwelling Units Per Acre) to the south; and A-1 and RPD-5,000-12U to the west.
14. Surrounding land uses to the north consist of three churches (one with a corner store), a vacant lot, single-family residences, pet grooming, offices and townhomes. To the east is auto repair, single-family residences, mixed commercial uses, offices and a trailer park. To the south are townhomes, a trailer park, food processing/warehouse, single-family residences and a corner market. To the west are townhomes, single-family residences and an elementary school.
15. The project is consistent with the proposed R-3-17U-DP zoning classification. Attached multi-family residences are permitted in the R-3-17U-DP zone pursuant to Section 22.20.260 of the County Code.
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18. During the September 17, 2008 public hearing, the Commission discussed the proposed development. The Commission had concerns regarding the project, to include graffiti removal, security and privacy.

Regarding the prevention of graffiti, the Commission stated that the front yard wall shall be screened with vines and other vegetation to deter graffiti along the front/entrance of the development. For graffiti removal throughout the project site, the Commission stated that all extraneous markings shall be removed by 6:00 am the next day. The applicant's agent responded that the walls will be HOA-maintained and that the Commission's desire to have the exterior front yard walls covered with vegetation is acceptable as a condition of approval.

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interior private driveway, for a total height of eight feet. The Commission stated that the additional two feet would prevent pedestrians from "jumping the wall" to access the development via the interior private driveway. In order to avoid imposing potentially unnecessary security measures, the Commission then discussed the alternative of not requiring the wall height extension unless necessary after the project has been constructed. County Counsel clarified that this alternative option would be "easier to approve" with the current proposal, so that a wall of "up to eight feet" would be allowed, but not required. The Commission affirmed its choice of the alternative option.

Lastly, the Commission discussed the issue of privacy between the proposed development and existing residential units adjacent to the project site. In its presentation, staff mentioned the issue of privacy and recommended that the second-story windows of Unit Nos. 16 and 21 as depicted on the Exhibit "A" be screened or obscured for privacy. The Commission agreed, but also added Unit No. 11 and stated that for the three units, all windows shall be "above the sight line", and be "frosted" or otherwise obscured for privacy.

19. On September 17, 2008, after hearing all testimony, the Commission closed the public hearing, adopted the Negative Declaration, approved Tentative Tract Map No. 060027 and Conditional Use Permit Case No. 03-137-(2), and recommended to the Board approval of General Plan Amendment Case No. 2008-00006-(2) and adoption of Zone Change Case No. 03-137-(2).
20. The recommended zone change is needed in order to fulfill and implement General Plan policies to provide high-quality multi-family housing at urban infill locations.
21. The particular zone change is appropriate and proper because the proposed infill housing efficiently utilizes existing infrastructure and services, is compatible with surrounding uses, and will improve the quality of existing residential neighborhoods.
22. Modified conditions warrant a revision to the existing zoning. The area in question is transitioning from lower-density to higher-density residential development.
23. Approval of the proposed zone change is in the best interest of the public health, safety and general welfare, as the area contains and/or the project proposes sufficient infrastructure and facilities to accommodate the development, to include street improvements, water supply, sewer connection, fire flow and fire access. The development is in conformity with good planning practices, as the development is necessary in order to fulfill General Plan goals to provide much-needed multi-family infill housing at convenient locations.
24. The applicant has satisfied the "Burden of Proof" for the requested zone change.

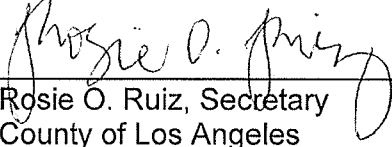
25. Adoption of the proposed zone change will enable the development of the subject property as proposed.
26. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified no significant effects on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project.
27. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
28. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.
29. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission of the County of Los Angeles recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider Zone Change Case No. 03-137-(2), a proposal to change 0.47 acres from A-1 zoning to R-3-17U-DP.
- c. Certify completion of and approve the attached Negative Declaration and determine that Zone Change Case No. 03-137-(2) will not have a significant effect upon the environment.
3. Find the recommended zoning is consistent with the goals, policies, and programs of the General Plan.
4. Find that the public convenience, the general welfare and good zoning practice justify the recommended change of zone.

5. Adopt recommended Zone Change Case No. 03-137-(2), changing the zoning classification on the property as depicted on the attached Exhibit and described herein above.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on September 17, 2008.


Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

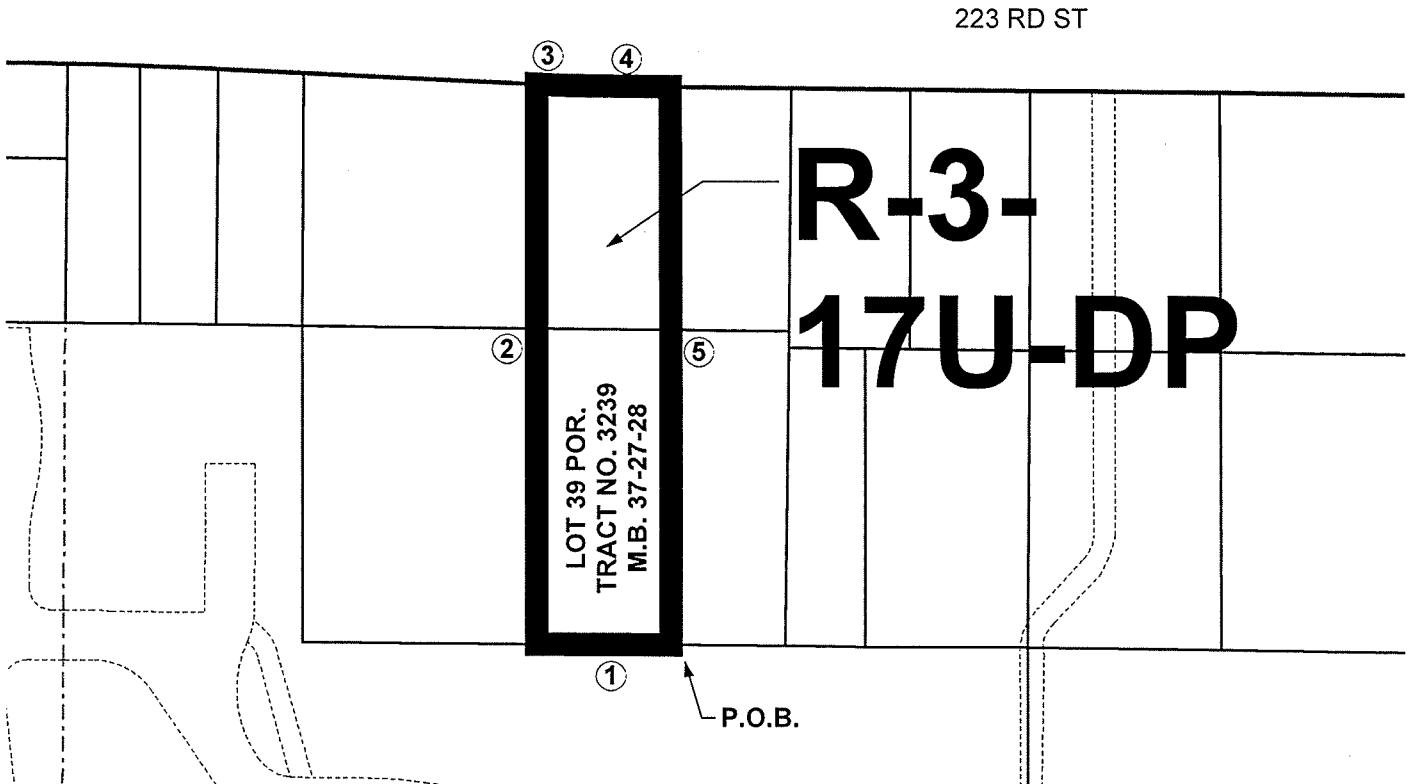
CHANGE OF PRECISE PLAN
CARSON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 03-137 (2)

AMENDING SECTION 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

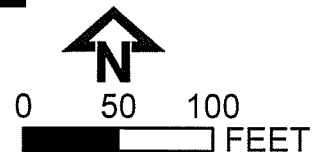
THAT PORTION OF LOT 39 OF TRACT NO. 3239, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37, PAGES 27 AND 28 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE. COR. OF LOT 39 OF SAID TRACT; THENCE WLY 190.5' ALONG THE S'LY LINE OF SAID LOT TO THE TRUE POINT OF BEGINNING;

- ① N.89-44-33W. 70.59';
- ② N.00-03-00W. 290.10' TO THE S. LINE OF 223RD ST, AS SHOWN ON THE MAP OF SAID TRACT;
- ③ R=2040.00', D=0-32-50, L=19.48', AND T=9.74'
- ④ S.89-44-33 E. 51.12' ALONG THE SAID S. LINE;
- ⑤ S.00-03-00E. 290.10' TO THE POINT OF BEGINNING.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA



COUNTY ZONING MAP
048H197

DIGITAL DESCRIPTION: \ZCOZD_CARSON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
LESLIE BELLAMY, CHAIR
JON SANABRIA, ACTING PLANNING DIRECTOR

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
FOR CONDITIONAL USE PERMIT CASE NO. 03-137-(2)**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing on the matter of Conditional Use Permit Case No. 03-137-(2) on September 17, 2008. Conditional Use Permit Case No. 03-137-(2) was heard concurrently with General Plan Amendment Case No. 2008-00006-(2), Zone Change Case No. 03-137-(2) and Tentative Tract Map No. 060027.
2. The applicant, Red Curb Investment, proposes a multi-family residential development of 21 condominium units, in a "townhome" configuration of four attached buildings, with two common-use recreational areas (including a "play area/tot lot") on 1.41 gross acres.
3. Conditional Use Permit Case No. 03-137-(2) is a request to ensure compliance with the Development Program zoning pursuant to Section 20.40.040 of the Los Angeles County Code ("County Code"). The applicant is requesting the following modifications:
 - a. Modification of the maximum permitted wall/fence height of three-and-one-half (3½) feet in the front yard setback to allow a six-foot (6-foot) high wall, as depicted on the Exhibit "A".
 - b. Modification of the maximum permitted wall/fence height of six (6) feet in the side yard setback to allow a total combined wall/fence height of up to eight (8) feet adjacent to the interior (onsite) private driveways, as depicted on the Exhibit "A".
4. While the proposed front and side yard wall heights exceed the maximum allowed in the R-3 zone, the proposed wall heights are requested as part of the Conditional Use Permit for the proposed Development Program. In accordance with the County Code, the modification is requested in order to maintain consistency with the rest of the project's exterior design and for added security measures.
5. General Plan Amendment Case No. 2008-00006-(2) is a related request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map to change the 1.41 gross acre site from Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre) to Category 3 (Medium Density Residential-12 to 22 Dwelling Units Per Acre).
6. Zone Change Case No. 03-137-(2) is a related request to change 0.47 acres of existing A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-17U-DP (Limited Multiple Residence- 17 Dwelling Units Per Acre- Development Program).
7. Tentative Tract Map No. 060027 is a related request to create one multi-family lot with 21 attached condominium units in four buildings on 1.41 gross acres.

Findings

8. Approval of the conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.
9. The applicant's site plan, labeled Exhibit "A", depicts one multi-family lot with 21 attached condominium units on 1.41 gross acres. The townhomes are configured in four separate buildings varying from four to six units, arranged throughout the project site. Each unit is two stories (living space on first and second floors, with garages on the first floor) and has a maximum height of 35 feet. A 28-foot wide private driveway and fire lane is proposed within the development, enabling the units to access W. 223rd Street (except for Unit Nos. 8 through 11, which gain access to the main driveway/fire lane from an attached 20-foot wide driveway strip). Each unit will have two covered parking spaces (42 total spaces), with six guest parking spaces proposed in two locations within the development. Approximately 32 percent of the project site (or 16,198 square feet) is proposed as open space and recreational area, to include a play area, planters, landscaping and patios. Seven existing detached single-family residences are proposed to be demolished. Approximately 1,985 cubic yards of fill grading is proposed to be imported from offsite. There are no Oak trees existing on the subject property.
10. The property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 31 units). The density of the proposed residential development is 14.9 dwelling units per acre, which is consistent with the maximum under Category 3.
11. The project site is currently zoned A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area) and R-3-17U-DP. The A-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954. The R-3-17U-DP zoning was created by Zone Change Case No. 87-541 adopted by the Board on April 13, 1989.
12. Surrounding zoning is A-1 and M-1 (Light Industrial) to the north, A-1 and M-1 to the east, A-1 and RPD-5,000-12U (Residential Planned Development- 5,000 Square Foot Minimum Required Lot Area- 12 Dwelling Units Per Acre) to the south, and A-1, RPD-5,000-12U to the west.
13. Surrounding land uses to the north consist of three churches (one with a corner store), a vacant lot, single-family residences, pet grooming, offices and townhomes. To the east is auto repair, single-family residences, mixed commercial uses, offices and a trailer park. To the south are townhomes, a trailer park, food processing/warehouse, single-family residences and a corner market. To the west are townhomes, single-family residences and an elementary school.

Findings

14. The project is consistent with the proposed R-3-17U-DP zoning classification. Attached multi-family residences are permitted in the R-3-17U-DP zone pursuant to Section 22.20.260 of the County Code.
15. Staff was contacted by two tenants currently residing on the subject property, asking for more information about the proposed development. One tenant was also concerned that he had not been given adequate notice of the project, which proposes to eliminate the existing residences. On September 2, 2008, written correspondence was received from Southern California Edison, stating that the proposed subdivision will not interfere with any easements or utilities existing on the subject site.
16. During the September 17, 2008 public hearing, the Commission heard a presentation from staff and testimony from the applicant's agent. No other testimony was heard. Three persons attended the public hearing in support of the proposed development but did not testify, to include the applicant and project architect.
17. During the September 17, 2008 public hearing, the Commission discussed the proposed development. The Commission had concerns regarding the project, to include graffiti removal, security and privacy.

Regarding the prevention of graffiti, the Commission stated that the front yard wall shall be screened with vines and other vegetation to deter graffiti along the front/entrance of the development. For graffiti removal throughout the project site, the Commission stated that all extraneous markings shall be removed by 6:00 am the next day. The applicant's agent responded that the walls will be HOA-maintained and that the Commission's desire to have the exterior front yard walls covered with vegetation is acceptable as a condition of approval.

The Commission discussed the need to maintain the security of the residents of the new development. Specifically, the Commission considered a two-foot wrought iron fence to be placed on top of the six-foot perimeter wall adjacent to the development's interior private driveway, for a total height of eight feet. The Commission stated that the additional two feet would prevent pedestrians from "jumping the wall" to access the development via the interior private driveway. In order to avoid imposing potentially unnecessary security measures, the Commission then discussed the alternative of not requiring the wall height extension unless necessary after the project has been constructed. County Counsel clarified that this alternative option would be "easier to approve" with the current proposal, so that a wall of "up to eight feet" would be allowed, but not required. The Commission affirmed its choice of the alternative option.

Lastly, the Commission discussed the issue of privacy between the proposed development and existing residential units adjacent to the project site. In its presentation, staff mentioned the issue of privacy and recommended that the second-story windows of Unit Nos. 16 and 21 as depicted on the Exhibit "A" be screened or obscured for privacy. The Commission agreed, but also added Unit No. 11 and stated that for the three units, all windows shall be "above the sight line", and be "frosted" or otherwise obscured for privacy.

Findings

18. On September 17, 2008, after hearing all testimony, the Commission closed the public hearing, adopted the Negative Declaration, approved Tentative Tract Map No. 060027 and Conditional Use Permit Case No. 03-137-(2), and recommended to the Board approval of General Plan Amendment Case No. 2008-00006-(2) and adoption of Zone Change Case No. 03-137-(2).
19. The project design is required to comply with the standards of the proposed R-3-17U-DP zone. Townhomes are permitted in this zone pursuant to Section 22.20.260 of the Los Angeles County Code ("County Code") (Zoning Ordinance).
20. The proposed use is subject to the development standards and requirements applicable to the R-3-17U-DP zone, as set forth in Sections 22.20.260 through 22.20.330 of the County Code, as well as the requirements of the DP zone, pursuant to Sections 22.40.030 through 22.40.080 of the County Code.
21. The applicant has submitted a development program, consisting of a site plan and progress schedule, which complies with the requirements of Section 22.40.050 of the County Code.
22. As a condition of approval of this grant, the applicant will be required to comply with all applicable development program conditions as set forth in Section 22.40.070 of the County Code.
23. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified no significant effects on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project.
24. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
25. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.
26. Approval of this Conditional Use Permit is conditioned on the permittee's compliance with the attached conditions of approval for Tentative Tract Map No. 060027.
27. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good

Findings

zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.

28. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES:

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;
- B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and
- E. That the development program submitted provides necessary safeguards to ensure completion of the proposed development by the permittee, forestalling substitution of a lesser type of development contrary to the public convenience, welfare or development needs of the area.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Sections 22.40.060 and 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

THEREFORE, in view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 03-137-(2) is approved, subject to the attached conditions established by the Commission.

DEPARTMENT OF REGIONAL PLANNING

CONDITIONAL USE PERMIT CASE NO. 03-137-(2) Exhibit "A" Date: May 9, 2007

CONDITIONS:

1. This grant authorizes the use of a Development Program of the subject property for a multi-family residential development in the R-3-17U-DP zone for 21 new attached condominium units (townhomes) in four buildings, with a total of 0.37 acres (16,198 square feet) of private and common open space area, as depicted on the approved Exhibit "A" (dated May 9, 2007) or an approved revised Exhibit "A", subject to all of the following conditions of approval.
2. Approval of Conditional Use Permit ("CUP") Case No. 03-137-(2) is contingent upon approval of General Plan Amendment Case No. 03-137-(2) and adoption of Zone Change Case No. 03-137-(2) by the Los Angeles County Board of Supervisors ("Board").
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 8.
4. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
7. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.
8. Within five days of the approval date, remit processing fees (currently \$1,926.75) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray

Conditions

the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

9. The subject property shall be developed and maintained in full compliance with the conditions of this grant, and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
10. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
11. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
12. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

Conditions

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code ("County Code") Section 2.170.010.

13. This grant shall expire unless used within two years after the recordation of a final map for Tentative Tract Map No. 060027. In the event that Tentative Tract Map No. 060027 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
14. The subject property shall be graded, developed and maintained in substantial conformance with the approved tentative tract map and the approved Exhibit "A", dated May 9, 2007, or an approved revised Exhibit "A".
15. The development of the subject property shall conform to the conditions approved for Tentative Tract Map No. 060027.
16. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director of Planning").
17. This grant authorizes the following modifications as shown on the approved Exhibit "A" from the provisions set forth in Section 22.48.160 of the County Code:
 - a. Modification of the maximum permitted wall/fence height of three-and-one-half (3½) feet in the front yard setback to allow a six-foot (6-foot) high wall, as depicted on the Exhibit "A".
 - b. Modification of the maximum permitted wall/fence height of six (6) feet in the side yard setback to allow a total combined wall/fence height of up to eight (8) feet adjacent to the interior (onsite) private driveways, as depicted on the Exhibit "A" and modified by the Commission.
18. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Planning.
19. A minimum of 48 automobile parking spaces, as depicted on the approved Exhibit "A" (dated May 9, 2007) or on an approved revised Exhibit "A", shall be provided and continuously maintained on the subject property, developed to the specifications listed in Section 22.52.1060 of the County Code. There shall be at least 42 resident (two covered spaces per dwelling unit) and 6 guest parking spaces distributed throughout the development as depicted on the approved Exhibit "A" (dated May 9, 2007) or an approved revised Exhibit "A". The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. The permittee

Conditions

shall provide for continual enforcement in the Covenants, Conditions, and Restrictions ("CC&Rs") to the satisfaction of Regional Planning.

20. Pursuant to Section 1129B of the Building Code, one of the six guest parking spaces must be a "van-accessible" parking space for the disabled. Prior to the issuance of any building permit, the permittee shall submit to the Director of Planning for review and approval three copies of a revised Exhibit "A" showing the required accessible parking space.
21. Prior to the issuance of any building permit, submit to Regional Planning a "plan elevation exhibit" to the satisfaction of Regional Planning. The exhibit shall show that all second-floor windows that are "above the sight line" for Unit Nos. 11, 16 and 21 shall be screened to ensure the privacy of views to adjacent residences. Screening shall include obscured ("frosted") window glass, and may include landscaping or other means necessary to screen views.
22. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for review prior to final map approval.
23. Provide in the CC&Rs a method for the continuous maintenance of the common areas, including the driveways, landscaping and the lighting system along all walkways and outdoor seating areas, to the satisfaction of Regional Planning.
24. Reserve in the CC&Rs the right for all residents within the condominium project to use the driveway for access and the guest parking spaces throughout the subdivision.
25. Provide in the CC&Rs a method for and enforcement of the continuous screening of all second-floor windows to be "above the sight line" for Unit Nos. 11, 16 and 21 that affect the privacy of adjacent offsite residences, to the satisfaction on Regional Planning.
26. State in the CC&Rs that parking of recreational vehicles and outside storage shall not be allowed within the development.
27. Provide in the CC&Rs a method for graffiti prevention along the front/entrance of the subject project. Include language stating that the front yard wall shall be screened with vines and other vegetation to deter the occurrence of graffiti, and that such vegetation shall be continuously maintained so that the front yard wall is screened from view.
28. Provide in the CC&Rs a method for graffiti removal. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage by 6:00 am the next day. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
29. Information contained within the CC&Rs cannot be modified in any way without prior

Conditions

authorization from Regional Planning.

30. All utilities shall be placed underground.
31. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
32. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained and adjacent property owners have been notified.
33. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to Monday through Friday, between 7:00 a.m. and 6:00 p.m., and Saturday, between 8:00 a.m. and 5:00 p.m. No Sunday or holiday operations are permitted.
34. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.
35. The permittee shall, upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.
36. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
37. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.
38. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
39. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
40. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with Los Angeles County Building and Plumbing Codes.
41. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health. Adequate water and sewage facilities shall be provided to the satisfaction of said department.

Conditions

42. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to water mains, fire hydrants, and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by said Department.
43. Prior to the issuance of any grading and/or building permit, a site plan shall be submitted to and approved by the Director of Planning indicating that the proposed construction and/or associated grading complies with the conditions of this grant and the provisions of the County Code.
44. Prior to the issuance of any grading and/or building permit, the permittee shall submit to the Director of Planning for review and approval three copies of a landscape plan. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. The landscape plan shall also contain a note indicating the timing of the required planting and planting deadlines as described herein. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. To the maximum extent feasible, drip irrigation systems shall be employed.

Timing of Planting. Prior to the issuance of building permits for any construction the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director of Planning. This phasing plan shall establish the timing and sequencing of the required landscaping.

The planting shall begin at least 90 days prior to occupancy of the first unit within the building. The required planting of new trees, shrubs and/or ground cover, and all remaining project landscaping, shall be completed within six months following the date of issuance of the certificate of occupancy.

45. The following development program conditions shall apply:
 - a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the development program shall be built, erected, or moved onto any part of the property.
 - b. No existing building or structure which under the program is to be demolished shall be used.
 - c. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered.
 - d. All improvements shall be completed prior to the occupancy of any structures within each phase of development to the satisfaction of the Director of Planning.

Conditions

- e. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
FOR TENTATIVE TRACT MAP NO. 060027**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing on the matter of Tentative Tract Map No. 060027 on September 17, 2008. Tentative Tract Map No. 060027 was heard concurrently with General Plan Amendment Case No. 2008-00006-(2), Zone Change Case No. 03-137-(2) and Conditional Use Permit Case No. 03-137-(2).
2. The subject site is located at 1022 W. 223rd Street, within the Carson Zoned District and unincorporated community of West Carson.
3. The rectangularly-shaped subject property is 1.41 gross acres (1.23 net acres) in size with level topography. The subject property is currently occupied by seven single-family residences.
4. Primary access to the project property will be from 223rd Street, an 80-foot wide secondary highway.
5. General Plan Amendment Case No. 2008-00006-(2) is a request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map to change the 1.41 gross acre site from Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre) to Category 3 (Medium Density Residential-12 to 22 Dwelling Units Per Acre).
6. Zone Change Case No. 03-137-(2) is a related request to change 0.47 acres of existing A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-17U-DP (Limited Multiple Residence- 17 Dwelling Units Per Acre- Development Program).
7. Conditional Use Permit Case No. 03-137-(2) is a related request to ensure compliance with the Development Program zoning pursuant to Section 20.40.040 of the Los Angeles County Code ("County Code"). The applicant is requesting the following modifications:
 - a. Modification of the maximum permitted wall/fence height of three-and-one-half (3½) feet in the front yard setback to allow a six-foot (6-foot) high wall, as depicted on the Exhibit "A".
 - b. Modification of the maximum permitted wall/fence height of six (6) feet in the side yard setback to allow a total combined wall/fence height of up to eight (8) feet adjacent to the interior (onsite) private driveways, as depicted on the Exhibit "A".
8. Approval of the tentative tract map will not become effective unless and until the Los Angeles County Board of Supervisors ("Board") has approved the proposed general

Findings

plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

9. The applicant's site plan, labeled Exhibit "A", depicts one multi-family lot with 21 attached condominium units on 1.41 gross acres. The townhomes are configured in four separate buildings varying from four to six units, arranged throughout the project site. Each unit is two stories (living space on first and second floors, with garages on the first floor) and has a maximum height of 35 feet. A 28-foot wide private driveway and fire lane is proposed within the development, enabling the units to access W. 223rd Street (except for Unit Nos. 8 through 11, which gain access to the main driveway/fire lane from an attached 20-foot wide driveway strip). Each unit will have two covered parking spaces (42 total spaces), with six guest parking spaces proposed in two locations within the development. Approximately 32 percent of the project site (or 16,198 square feet) is proposed as open space and recreational area, to include a play area, planters, landscaping and patios. Seven existing detached single-family residences are proposed to be demolished. Approximately 1,985 cubic yards of fill grading is proposed to be imported from offsite. There are no Oak trees existing on the subject property.
10. The property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 31 units). The density of the proposed residential development is 14.9 dwelling units per acre, which is consistent with the maximum under Category 3.
11. The project site is currently zoned A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area) and R-3-17U-DP. The A-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954. The R-3-17U-DP zoning was created by Zone Change Case No. 87-541 adopted by the Board on April 13, 1989.
12. Surrounding zoning is A-1 and M-1 (Light Industrial) to the north, A-1 and M-1 to the east, A-1 and RPD-5,000-12U (Residential Planned Development- 5,000 Square Foot Minimum Required Lot Area- 12 Dwelling Units Per Acre) to the south, and A-1, RPD-5,000-12U to the west.
13. Surrounding land uses to the north consist of three churches (one with a corner store), a vacant lot, single-family residences, pet grooming, offices and townhomes. To the east is auto repair, single-family residences, mixed commercial uses, offices and a trailer park. To the south are townhomes, a trailer park, food processing/warehouse, single-family residences and a corner market. To the west are townhomes, single-family residences and an elementary school.
14. The project is consistent with the proposed R-3-17U-DP zoning classification. Attached multi-family residences are permitted in the R-3-17U-DP zone pursuant to Section 22.20.260 of the County Code.

Findings

15. Staff was contacted by two tenants currently residing on the subject property, asking for more information about the proposed development. One tenant was also concerned that he had not been given adequate notice of the project, which proposes to eliminate the existing residences. On September 2, 2008, written correspondence was received from Southern California Edison, stating that the proposed subdivision will not interfere with any easements or utilities existing on the subject site.
16. During the September 17, 2008 public hearing, the Commission heard a presentation from staff and testimony from the applicant's agent. No other testimony was heard. Three persons attended the public hearing in support of the proposed development but did not testify, to include the applicant and project architect.
17. During the September 17, 2008 public hearing, the Commission discussed the proposed development. The Commission had concerns regarding the project, to include graffiti removal, security and privacy.

Regarding the prevention of graffiti, the Commission stated that the front yard wall shall be screened with vines and other vegetation to deter graffiti along the front/entrance of the development. For graffiti removal throughout the project site, the Commission stated that all extraneous markings shall be removed by 6:00 am the next day. The applicant's agent responded that the walls will be HOA-maintained and that the Commission's desire to have the exterior front yard walls covered with vegetation is acceptable as a condition of approval.

The Commission discussed the need to maintain the security of the residents of the new development. Specifically, the Commission considered a two-foot wrought iron fence to be placed on top of the six-foot perimeter wall adjacent to the development's interior private driveway, for a total height of eight feet. The Commission stated that the additional two feet would prevent pedestrians from "jumping the wall" to access the development via the interior private driveway. In order to avoid imposing potentially unnecessary security measures, the Commission then discussed the alternative of not requiring the wall height extension unless necessary after the project has been constructed. County Counsel clarified that this alternative option would be "easier to approve" with the current proposal, so that a wall of "up to eight feet" would be allowed, but not required. The Commission affirmed its choice of the alternative option.

Lastly, the Commission discussed the issue of privacy between the proposed development and existing residential units adjacent to the project site. In its presentation, staff mentioned the issue of privacy and recommended that the second-story windows of Unit Nos. 16 and 21 as depicted on the Exhibit "A" be screened or obscured for privacy. The Commission agreed, but also added Unit No. 11 and stated that for the three units, all windows shall be "above the sight line" and be "frosted" or otherwise obscured for privacy.

Findings

18. On September 17, 2008, after hearing all testimony, the Commission closed the public hearing, adopted the Negative Declaration, approved Tentative Tract Map No. 060027 and Conditional Use Permit Case No. 03-137-(2), and recommended to the Board approval of General Plan Amendment Case No. 2008-00006-(2) and adoption of Zone Change Case No. 03-137-(2).
19. The project design is required to comply with the standards of the proposed R-3-17U-DP zone. Townhomes are permitted in this zone pursuant to Section 22.20.260 of the Los Angeles County Code ("County Code") (Zoning Ordinance).
20. The proposed use is subject to the development standards and requirements applicable to the R-3-17U-DP zone, as set forth in Sections 22.20.260 through 22.20.330 of the County Code, as well as the requirements of the DP zone, pursuant to Sections 22.40.030 through 22.40.080 of the County Code.
21. The applicant has submitted a development program, consisting of a site plan and progress schedule, which complies with the requirements of Section 22.40.050 of the County Code.
22. As a condition of approval of this grant, the applicant will be required to comply with all applicable development program conditions as set forth in Section 22.40.070 of the County Code.
23. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the General Plan. The project increases the supply, diversity and affordability of housing, and promotes the efficient use of existing public services and infrastructure by locating new development within an urbanized area.
24. The proposed subdivision will be served by public sewer and public water systems.
25. The site is physically suitable for the density and type of development proposed since it has access to County-maintained streets, will be served by public sewers, and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.
26. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
27. The design of the subdivision and the proposed improvements will not cause substantial environmental damage. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
28. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein.

Findings

29. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.
30. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
31. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
32. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified no significant effects on the environment. Based on the Initial Study and project revisions, a Negative Declaration has been prepared for this project.
33. After consideration of the attached Negative Declaration with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the MND reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
34. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.
35. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, in view of the findings of fact and conclusions presented above, Tentative Tract Map No. 060027 is approved, subject to the attached conditions established by the Commission and recommended by the Los Angeles County Subdivision Committee.

**DEPARTMENT OF REGIONAL PLANNING
TENTATIVE TRACT MAP NO. 060027**

**Map Date: May 9, 2007
Exhibit Map Date: May 9, 2007**

CONDITIONS:

1. Conform to the applicable requirements of Title 21 and Title 22 of the Los Angeles County Code ("County Code"), including the requirements of the R-3-17U-DP (Limited Multiple Residence- 17 Dwelling Units Per Net Acre- Development Program) zone. Also, conform to the requirements of Conditional Use Permit Case No. 03-137-(2).
2. Recordation of the final map is contingent upon approval of General Plan Amendment Case No. 2008-00006-(2) and adoption of Zone Change Case No. 03-137-(2) by the Los Angeles County Board of Supervisors ("Board").
3. Label the interior driveways as "Private Driveway and Fire Lane" on the final map.
4. Construct or bond with the Los Angeles County Department of Public Works ("Public Works") for driveway paving in widths as shown on the approved Exhibit "A", dated May 9, 2007, to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Fire Department.
5. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for review and approval prior to final map approval. Those provisions required by the County to be contained in the CC&Rs shall be identified as such, and shall not be modified in any way without prior authorization from Regional Planning.
6. Provide in the CC&Rs a method for the continuous maintenance of all common areas, including the driveways, landscaping and the lighting system along all walkways and outdoor seating areas, to the satisfaction of Regional Planning.
7. Reserve in the CC&Rs the right for all residents within the condominium project to use the driveway for access and the guest parking spaces throughout the subdivision.
8. Provide in the CC&Rs a method for and enforcement of the continuous screening of all second-floor windows to be "above the sight line" for Unit Nos. 11, 16 and 21 that affect the privacy of adjacent offsite residences, to the satisfaction on Regional Planning.
9. Provide in the CC&Rs a method for graffiti prevention along the front/entrance of the subject project. Include language stating that the front yard wall shall be screened with vines and other vegetation to deter the occurrence of graffiti, and that such vegetation shall be continuously maintained so that the front yard wall is screened from view.

Conditions

10. Provide in the CC&Rs a method for graffiti removal. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage by 6:00 am the next day. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
11. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit Map, dated May 9, 2007.
12. Place a note or notes on the final map, to the satisfaction of Regional Planning and the Los Angeles County Department of Public Works, that this subdivision is approved as a condominium project for a total of 21 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access, and utility easements for the units.
13. Remove all existing structures (including seven single-family residences and any accessory structures) on the subject property. Submit a copy of a demolition permit or other proof of removal prior to final map approval, to the satisfaction of Regional Planning.
14. The subdivider or successor in interest shall plant at least 11 trees (one tree for every 5,000 square feet of the net project area) of a non-invasive species throughout the landscaped and common areas of the subject project. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by Regional Planning, and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
15. Prior to the issuance of any building permit, submit to Regional Planning a "plan elevation exhibit" to the satisfaction of Regional Planning. The exhibit shall show that all second-floor windows that are "above the sight line" for Unit Nos. 11, 16 and 21 shall be screened to ensure the privacy of views to adjacent residences. Screening shall include obscured ("frosted") window glass, and may include landscaping or other means necessary to screen views.
16. Within five days of the tentative map approval date, remit processing fees (currently \$1,926.75) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
17. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in

interest shall pay a fee (currently \$16,737.00) to the Los Angeles County Librarian prior to issuance of any building permit.

18. No grading permit may be issued prior to final map recordation unless otherwise authorized by the Director of Regional Planning.
19. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this tentative map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall cooperate reasonably in the defense.
20. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation;
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the subdivider according to the County Code Section 2.170.010.

Except as expressly modified herein above, this approval is subject to all those conditions set forth in the CUP and the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 060027 (Rev.)

Page 1/3

TENTATIVE MAP DATED 05-09-2007
EXHIBIT MAP DATED 05-09-2007

The following reports consisting of 10 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

DAR
DATE Rev'd. 03-20-2008

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Prior to final approval of the tract map, submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Quitclaim or relocate easements running through proposed structures.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
12. Remove existing structures prior to final map approval. Demolition permits are required from the Building and Safety office.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 060027 (Rev.)

Page 3/3

TENTATIVE MAP DATED 05-09-2007
EXHIBIT MAP DATED 05-09-2007

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

DGR
Prepared by Diego G. Rivera
tr60027L-rev5(rev'd 03-20-08).doc

Phone (626) 458-4349

Date Rev'd. 03-20-2008



LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

TRACT NO.: 060027

TENTATIVE MAP DATE: 05/09/07
EXHIBIT MAP DATE: 05/09/07

DRAINAGE CONDITIONS:

Prior to Improvement Plans Approval:

- Comply with the requirements of the Revised Hydrology Study/Drainage Concept/Standard Urban Stormwater Mitigation Plan (SUSMP), which was conceptually approved on 7/18/07 to the satisfaction of the Department of Public Works.

Prior to Building Permit:

- Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; comply with NPDES, SWMP, and SUSMP requirements.
- Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.

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GRADING CONDITIONS:

Prior to recordation of a Final Map or Parcel map Waiver:

- A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

Name Lizbeth Cidore Date 3/05/08 Phone (626) 458-4921
DS

County of Los Angeles Department of Public Works
 GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
 GEOLOGIC REVIEW SHEET
 900 So. Fremont Ave., Alhambra, CA 91803
 TEL. (626) 458-4925

DISTRIBUTION
 ___ Geologist
 ___ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 60027
 SUBDIVIDER Red Curb Investments.
 ENGINEER Landevelopment Engineering, Inc.
 GEOLOGIST _____
 SOILS ENGINEER _____

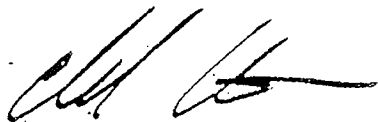
TENTATIVE MAP DATED 5/9/07 (Revision)
 LOCATION Torrance
 GRADING BY SUBDIVIDER [Y] (Y or N) 1,900 yds.³
 REPORT DATE _____
 REPORT DATE _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 6/7/07 is attached.

Prepared by



Charles Nestle

Reviewed by

Date

6/7/07

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 6.0
Job Number LX001129
Sheet 1 of 1

Ungraded Site Lots

Tentative ^{Tract} Parcel Map 60027
Location Delta Avenue, South San Gabriel
Developer/Owner Jone Kwon
Engineer/Architect Engles Shen
Soils Engineer ---
Geologist ---

DISTRIBUTION:

☐ Drainage
☐ Grading
☐ Geo/Soils Central File
☐ District Engineer
☐ Geologist
☐ Soils Engineer
☐ Engineer/Architect

Review of:

Tentative ^{Tract} Parcel Map Dated by Regional Planning 5/8/07

Previous Review Sheet Dated 12/4/06

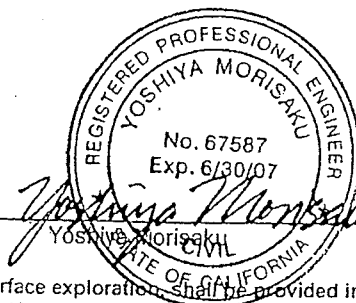
ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://ladpw.org/gmed/manual.pdf>.
2. Submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

Reviewed by _____



Date 6/7/07

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yoshi60027Tent


TENTATIVE MAP DATED 05-09-2007
EXHIBIT MAP DATED 05-09-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate the right to restrict vehicular access on 223rd Street.
2. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on 223rd Street.
3. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on 223rd Street.
4. Construct full-width sidewalk along the property frontage on 223rd Street.
5. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements along the property frontage on 228th Street and Meyler Avenue to the satisfaction of Public Works.
6. Plant street trees along the property frontage on 223rd Street. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.
7. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
8. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on 223rd Street to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.

TENTATIVE MAP DATED 05-09-2007
EXHIBIT MAP DATED 05-09-2007

- (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
9. Prior to map final approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of the Public Works.



Prepared by Allan Chan
tr60027r-rev5.doc

Phone (626) 458-4915

Date 06-03-2007

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 060027 (Rev.)

Page 1 of 1

TENTATIVE MAP DATED 05-09-2007
EXHIBIT MAP DATED 05-09-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC 11844AS, dated 06-20-2007) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. Provide a digital copy (PDF Format) of the approved area study PC 11844AS.
4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
5. Easements are required, subject to review by Public Works to determine the final locations and requirements.

DGP
Prepared by Allen Ma
tr60027s-rev5(rev'd 03-20-08).doc

Phone (626) 458-4921

Date Rev'd. 03-20-2008

TENTATIVE MAP DATED 05-09-2007
EXHIBIT MAP DATED 05-09-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

HW
Prepared by Lana Radle
tr60027w-rev5.doc

Phone (626) 458-4921

Date 06-25-2007



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

RP: Jodie

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 60027 Map Date May 09, 2007

C.U.P. _____ Vicinity Wilmington

- ☐ FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☐ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: Access as shown on the Exhibit A is adequate.

By Inspector: Juan C. Padilla Date June 20, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 60027 Tentative Map Date May 09, 2007

Revised Report yes

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 3500 gallons per minute at 20 psi for a duration of 3 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☒ The required fire flow for private on-site hydrants is 1250 gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing 1250 gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 1 public fire hydrant(s). Upgrade / Verify existing public fire hydrant(s).
- Install 1 private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☒ Other location:
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☒ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: The California Water Service Company fire flow test dated Oct. 28, 2005 will be accepted. The existing fire hydrant has an adequate fire flow. The required fire flow for the public fire hydrant maybe reduced during the Fire Prevention Engineering building plan check process. If the required on-site fire hydrant is within 25ft of a structure, a 2-hr firewall is required on the wall facing the fire hydrant.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date June 20, 2007



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 60027 DRP Map Date: 05/09/2007 SCM Date: 06/25/2007 Report Date: 06/20/2007
Park Planning Area # 21 WEST CARSON Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.14
IN-LIEU FEES:	\$47,277

Conditions of the map approval:

The park obligation for this development will be met by:

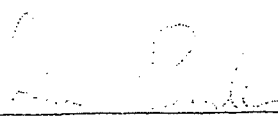
The payment of \$47,277 in-lieu fees.

Trails:

No trails.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: 
James Earber, Developer Obligations/Land Acquisitions

Supv D 2nd
June 20, 2007 10:00:22
CMB02F.FFY



LOS ANGELES COUNTY DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map #	60027	DRP Map Date: 05/09/2007	SMC Date: 06/25/2007	Report Date: 06/20/2007
Park Planning Area #	21	WEST CARSON		Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ units} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.23	0.0030	0	0.00
M.F. < 5 Units	2.70	0.0030	8	0.06
M.F. >= 5 Units	2.17	0.0030	13	0.08
Mobile Units	2.00	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.14

Park Planning Area = 21 WEST CARSON

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.14	\$337,692	\$47,277

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.14	0.00	0.00	0.14	\$337,692	\$47,277



COUNTY OF LOS ANGELES

Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm



BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne B. Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

June 12, 2007

RFS No. 07-0013061

Tract Map No. 060027

Vicinity: Torrance

Tentative Tract Map Date: May 9, 2007 (5th Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Tract Map 060027** has been cleared for public hearing. The following conditions of approval still apply and are in force:

1. Potable water will be supplied by the **California Water Company**, a public water system, which guarantees water connection and service to all lots. This Department has received a "will serve" letter from the water provider.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV
Land Use Program



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



August 6, 2008

Bruce W. McClendon FAICP
Director of Planning

Red Curb Investments, Inc.
1600 Cabrillo Avenue
Torrance, CA 90501

SUBJECT: INITIAL STUDY DETERMINATION LETTER
PROJECT NO. 03-137/TR060027

On April 1, 2008, the staff of the Department of Regional Planning completed its review of the Environmental Questionnaire and other data regarding your project and made the following determination as to the type of environmental document required.

- ☐ Use of previously prepared Environmental Document
- ☐ Categorical Exemption
- ☒ Negative Declaration
- ☐ Mitigated Negative Declaration
- ☐ Other: _____
- ☐ Environmental Impact Report (EIR)

If you have any questions regarding the above determination or environmental document preparation, please contact Anthony Curzi of the Impact Analysis Section at (213) 974-6461, Monday to Thursday between 7:30 a.m. and 6 p.m. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP
Director of Planning

for Paul McCarthy, Supervising Regional Planner
Impact Analysis Section

BWM:PM:amc

Cc: Jim Marquez



* * * * INITIAL STUDY * * * *

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNINGGENERAL INFORMATIONI.A. Map Date: March 1, 2004 Staff Member: Roxanne TanemoriThomas Guide: 764-B7 USGS Quad: TorranceLocation: 1010-1022 West 223rd Street, Torrance, CA 90502

Description of Project: The proposed infill project is a request for a Tentative Tract Map, Zone Change from A-1 and R-3-17U-DP to R-3-17U-DP, Conditional Use Permit, and Plan Amendment from Category 1 (low density residential) to Category 3 (medium density residential) to allow for the construction of twenty one (21) two-story detached townhouses with two-car garages (each unit approximately 1,660 sq ft.) One 28 foot fire lane and one 20 foot driveway will provide ingress/egress from 223rd Street to each residence's private garage. Three existing single-family residences will be demolished prior to new construction.

Gross Acres: 53,565 square feet/0.81 acres

Environmental Setting: The proposed project is located in an unincorporated urbanized residential neighborhood on 223rd Street between Meyler Street and Vermont Avenue near the Cities of Torrance and Carson. Single-family and multi-family residences, commercial and light manufacturing uses and Meyler Street Elementary School are within 500 feet of the subject property. There are also medical facilities in the vicinity. Currently there are three single-family residences, accessory structures, and ornamental landscaping on the subject property.

Zoning: A-1 Light Agriculture, R3-17U DP: Limited Multiple Residence, 17 units per acre, Development Program

General Plan: Category 1: Low Density ResidentialCommunity/Area wide Plan: N/A

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
CUP 87-541, ZC 8754 (subject property) TR 50167 (subject property) TR 49368, CUP 90-318 ZC 90-318	12 townhouses; Approved 11/16/88 (Never constructed) Zone change from A-1 to R-3 17 DU, DP; Adopted 4/13/89
CUP 88-192, ZC 88-192, TR 46494 TR 53937, CUP 02-218 ZC 02-218	12 residential lots; Approved 12/11/90 (Expired)
CUP 98-101	8 multi-family units, 8 residential lots, zone change; Denied 12/20/90 67 detached multi-family units Approved 11/16/88; 100 nonconforming residential lots; Approved 6/4/90; Zone change; Adopted 2/2/89
CUP 03-048	112 detached residential units on 9.33 acre; Pending
	Expansion of existing trucking dispatch company; Pending
	Self storage facility; Pending

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

<p><u>Responsible Agencies</u></p> <p><input type="checkbox"/> None</p> <p><input checked="" type="checkbox"/> Regional Water Quality Control Board</p> <p><input checked="" type="checkbox"/> Los Angeles Region</p> <p><input type="checkbox"/> Lahontan Region</p> <p><input type="checkbox"/> Coastal Commission</p> <p><input type="checkbox"/> Army Corps of Engineers</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><u>Trustee Agencies</u></p> <p><input checked="" type="checkbox"/> None</p> <p><input type="checkbox"/> State Fish and Game</p> <p><input type="checkbox"/> State Parks</p>	<p><u>Special Reviewing Agencies</u></p> <p><input type="checkbox"/> None</p> <p><input type="checkbox"/> Santa Monica Mountains Conservancy</p> <p><input type="checkbox"/> National Parks</p> <p><input type="checkbox"/> National Forest</p> <p><input type="checkbox"/> Edwards Air Force Base</p> <p><input type="checkbox"/> Resource Conservation District of Santa Monica Mtns.</p> <p><input checked="" type="checkbox"/> Los Angeles Unified School District</p> <p><input checked="" type="checkbox"/> City of Carson</p> <p><input checked="" type="checkbox"/> City of Los Angeles</p> <p><input checked="" type="checkbox"/> City of Torrance</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><u>Regional Significance</u></p> <p><input checked="" type="checkbox"/> None</p> <p><input type="checkbox"/> SCAG Criteria</p> <p><input type="checkbox"/> Air Quality</p> <p><input type="checkbox"/> Water Resources</p> <p><input type="checkbox"/> Santa Monica Mtns. Area</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><u>County Reviewing Agencies</u></p> <p><input checked="" type="checkbox"/> Subdivision Committee</p> <p><input type="checkbox"/> DPW:</p> <p><input type="checkbox"/> Health Services:</p>
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IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)			
			Less than Significant Impact/No Impact		
			Less than Significant Impact with Project Mitigation		
			Potentially Significant Impact		
CATEGORY	FACTOR	Pg			Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: 3: Infilling
- ☐ Yes ☒ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

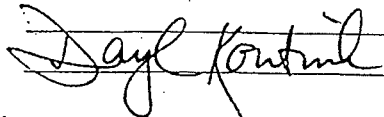
An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Roxanne Tanemori

Date: July 29, 2004

Approved by: 

Date: 2 AUGUST 2004

☐ Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

☒ This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Approval of Geotechnical Report by DPW

Applicant shall comply with all August 11, 2003 and March 29, 2004 Subdivision Committee requirements from Department of Public Works.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, geotechnical factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

- ☐ Building Ordinance No. 2225 – Section 308A ☐ Ordinance No. 12,114 (Floodways)
☒ Approval of Drainage Concept by DPW

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design

Applicant shall comply with all August 11, 2003 and March 29, 2004 Subdivision Committee requirements from Department of Public Works including review and approval of a preliminary drainage concept/SUSMP prior to project approval.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by flood (hydrological) factors?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors? <i>Access driveway width will need to be widened from 25' to 26' or as otherwise modified by the Fire Department.</i>

STANDARD CODE REQUIREMENTS

☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☐ Fire Regulation No. 8
☐ Fuel Modification/Landscape Plan

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design ☐ Compatible Use

Applicant shall comply with all August 11, 2003 and March 29, 2004 Subdivision Committee requirements from Fire Department.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by fire hazard factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by noise?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? <i>Project is subject to NPDES/SUSMP requirements.</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? <i>Project is subject to NPDES/SUSMP requirements.</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- | | |
|--|---|
| <input type="checkbox"/> Industrial Waste Permit | <input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5 |
| <input type="checkbox"/> Plumbing Code – Ordinance No.2269 | <input checked="" type="checkbox"/> NPDES Permit Compliance (DPW) |

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design ☐ Compatible Use

Applicant shall comply with all August 11, 2003 and March 29, 2004 Subdivision Committee requirements from Department of Public Works. No comments were provided from CA RWQCB regarding the proposed project.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code – Section 40506

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design ☐ Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

Yes No Maybe

- | | | | | |
|-------|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? |
| <hr/> | | | | |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? |
| <hr/> | | | | |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site? |
| <hr/> | | | | |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? |
| <hr/> | | | | |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain oak or other unique native trees (specify kinds of trees)? |
| <hr/> | | | | |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? |
| <hr/> | | | | |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., wildlife corridor, adjacent open space linkage)? |
| <hr/> | | | | |
| <hr/> | | | | |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ ERB/SEATAC Review

☐ Oak Tree Permit

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

Yes No Maybe

- | | | | | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain rock formations indicating potential paleontological resources? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain known historic structures or sites? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Phase 1 Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on archaeological, historical, or paleontological resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |
| | | | | |
| | | | | |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on mineral resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

Yes No Maybe

- | | | | | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use? |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors?
<hr/> <hr/> <hr/> |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on agriculture resources?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
- b. ☐ ☒ ☐ Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
- c. ☐ ☒ ☐ Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
- d. ☐ ☒ ☐ Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
- e. ☐ ☒ ☐ Is the project likely to create substantial sun shadow, light or glare problems?
- f. ☐ ☐ ☐ Other factors (e.g., grading or landform alteration)?
-
-

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Project Design
 ☐ Traffic Report
 ☐ Consultation with Traffic & Lighting Division

Applicant shall comply with all August 11, 2003 and March 29, 2004 Subdivision Committee requirements from Department of Public Works.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on traffic/access factors?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | If served by a community sewage system, could the project create capacity problems at the treatment plant? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems in the sewer lines serving the project site? |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |
| | | | | |
| | | | | |

STANDARD CODE REQUIREMENTS

- ☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130
☐ Plumbing Code – Ordinance No. 2269

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to sewage disposal facilities?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Could the project create capacity problems at the district level?
- Project site is served by the Los Angeles Unified School District.*
- b. ☐ ☐ ☒ Could the project create capacity problems at individual schools that will serve the project site?
- c. ☐ ☒ ☐ Could the project create student transportation problems?
- d. ☐ ☒ ☐ Could the project create substantial library impacts due to increased population and demand?
- e. ☐ ☐ ☐ Other factors?

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Site Dedication ☒ Government Code Section 65995 ☒ Library Facilities Mitigation Fee

Los Angeles Unified School District did not provide comments regarding the proposed project.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
Nearest fire station: FS 36: 127 W. 223rd St. Carson, CA 90745
Nearest Sheriff station: Carson Station: 21356 S. Avalon Blvd., Carson, CA 90745
- b. ☐ ☒ ☐ Are there any special fire or law enforcement problems associated with the project or the general area?
- c. ☐ ☐ ☐ Other factors?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Fire Mitigation Fee

Applicant shall comply with all August 11, 2003 and March 29, 2004 Subdivision Committee requirements from Fire Department.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to fire/sheriff services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
-
- b. ☐ ☒ ☐ Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
-
- c. ☐ ☒ ☐ Could the project create problems with providing utility services, such as electricity, gas, or propane?
-
- d. ☐ ☒ ☐ Are there any other known service problem areas (e.g., solid waste)?
-
- e. ☐ ☒ ☐ Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
-
- f. ☐ ☐ ☐ Other factors?
-

STANDARD CODE REQUIREMENTS

☐ Plumbing Code – Ordinance No. 2269

☐ Water Code – Ordinance No. 7834

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

Applicant shall comply with all August 11, 2003 and March 29, 2004 Subdivision Committee requirements from

Department of Health Services including provision of a will-serve letter from the appropriate water provider for the site.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Toxic Clean-up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

Yes No Maybe

a. ☐ ☒ ☐ Can the project be found to be inconsistent with the plan designation(s) of the subject property?

b. ☒ ☐ ☐ Can the project be found to be inconsistent with the zoning designation of the subject property?

Project site is dual-zoned: A-1 and R-3 17DU, DP.

c. Can the project be found to be inconsistent with the following applicable land use criteria:

☐ ☒ ☐ Hillside Management Criteria?

☐ ☒ ☐ SEA Conformance Criteria?

☐ ☒ ☐ Other?

d. ☐ ☒ ☐ Would the project physically divide an established community?

e. ☐ ☐ ☐ Other factors?

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

Applicant is requesting a Zone Change: A-1 to R-3 17DU, DP, and a General Plan Amendment from Category 1 (low density residential) to Category 3 (medium density residential) to allow for the construction of 21 town-houses and the creation of 21 residential lots on the subject property as an infill development project.

Applicant shall comply with all August 11, 2003 and March 29, 2004 Subdivision Committee requirements From Land Divisions Section regarding provision of appropriate local area density analysis, and infill development findings.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly? |

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SUMMARY OF PROCEEDINGS

LOS ANGELES COUNTY REGIONAL PLANNING COMMISSION

GENERAL PLAN AMENDMENT CASE NO. 2008-00006-(2)

ZONE CHANGE CASE NO. 03-137-(2)

CONDITIONAL USE PERMIT CASE NO. 03-137-(2)

TENTATIVE TRACT MAP NO. 060027-(2)

The Los Angeles County Regional Planning Commission ("Commission") held a public hearing on September 17, 2008 for General Plan Amendment Case No. 2008-00006-(2), Zone Change Case No. 03-137-(2), Conditional Use Permit ("CUP") Case No. 03-137-(2) and Tentative Tract Map No. 060027. The Commission took its final action on September 17, 2008, approving the Tentative Tract Map and CUP, and recommending to the Board adoption of the Zone Change and approval of the Plan Amendment. The project proposes to create a multi-family development of 21 new attached condominium units in four buildings, with two common open space/recreation areas, on 1.41 gross acres. A Negative Declaration was prepared for the project, indicating that there will be less than/no significant impacts on the environment. The project is located at 1022 W. 223rd Street, in the Carson Zoned District and unincorporated community of West Carson, within the Second Supervisorial District.

Notice of public hearing was published in the "Long Beach Press Telegram" and "La Opinion" newspapers. Additionally, notices were mailed to property owners within a 500-foot radius of the subject property as well as those individuals and organizations on the Los Angeles County Department of Regional Planning ("Regional Planning") courtesy mailing lists. A public hearing sign was posted on the subject property. Project materials, including the staff report, tentative map, Exhibit "A" and environmental documentation, were mailed to the Carson Regional Library located at 151 E. Carson Street, Carson, CA 90745-2797. Original project materials are available at Regional Planning, 320 West Temple Street, Room 1382, Los Angeles. Project materials are also posted on the Regional Planning website, <http://planning.lacounty.gov/case.htm>.

September 17, 2008 Public Hearing

Staff presented the project, which includes a request to amend the Land Use Policy Map of the Los Angeles Countywide General Plan ("General Plan") from Category 1 (Low Density Residential - One to Six Dwelling Units Per Gross Acre) to Category 3 (Medium Density Residential - 12 to 22 Dwelling Units Per Gross Acre), a request to change 0.47 net acres of existing A-1 (Light Agricultural - 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-17U-DP (Limited Multiple Residence - 17 Dwelling Units Per Net Acre - Development Program), a tentative tract map for one multi-family lot with 21 new attached condominium units in four buildings, and a Conditional Use Permit ("CUP") for the Development Program ("DP") zone, including modification of the maximum front and side yard wall and fence heights.

Summary of RPC Proceedings

Page 2 of 2

During the September 17, 2008 public hearing, the Commission heard a presentation from staff and testimony from the applicant's agent. No other testimony was heard. Three persons attended the public hearing in support of the proposed development, but did not testify, including the owner and project architect.

During the September 17, 2008 public hearing, the Commission discussed the proposed development. The Commission had concerns regarding three specific areas of the project:

- Regarding the prevention of graffiti, the Commission stated that the front yard wall shall be screened with vines and other vegetation to deter graffiti along the front/entrance of the development. For graffiti removal throughout the project site, the Commission stated that all extraneous markings shall be removed by 6:00 am the next day. The applicant's agent responded that the walls will be HOA-maintained and that the Commission's desire to have the exterior front yard walls covered with vegetation is acceptable as a condition of approval.
- The Commission discussed the need to maintain the security of the residents of the new development. Specifically, the Commission considered a two-foot wrought iron fence to be placed on top of the six-foot perimeter wall adjacent to the development's interior private driveway, for a total height of eight feet. The Commission stated that the additional two feet would prevent pedestrians from "jumping the wall" to access the development via the interior private driveway. In order to avoid imposing potentially unnecessary security measures, the Commission then discussed the alternative of not requiring the wall height extension unless necessary after the project has been constructed. County Counsel clarified that this alternative option would be "easier to approve" with the current proposal, so that a wall of "up to eight feet" would be allowed, but not required. The Commission affirmed its choice of the alternative option.
- Lastly, the Commission discussed the issue of privacy between the proposed development and existing residential units adjacent to the project site. In its presentation, staff mentioned the issue of privacy and recommended that the second-story windows of Unit Nos. 16 and 21 as depicted on the Exhibit "A" be screened or obscured for privacy. The Commission agreed, but also added Unit No. 11 and stated that for the three units, all windows shall be "above the sight line" and be "frosted" or otherwise obscured for privacy.

On September 17, 2008, the Commission, after considering all the evidence, adopted the Negative Declaration and approved the Tentative Tract Map and CUP, and recommended to the Board adoption of the Zone Change and approval of the General Plan Amendment.



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433
PROJ. NO. **03-137-(2)**

TENTATIVE TRACT MAP NO. 060027
PLAN AMENDMENT CASE NO. 2008-00006-(2)
ZONE CHANGE CASE NO. 03-137-(2)
CUP CASE NO. 03-137-(2)

RPC/HO MEETING DATE

CONTINUE TO

AGENDA ITEM

8 a, b, c, d

PUBLIC HEARING DATE

September 17, 2008

APPLICANT

Grumpy Old Men, LLC

OWNER

Red Curb Investments, LLC

REPRESENTATIVE

Grumpy Old Men, LLC (Jim Marquez)

REQUEST

General Plan Amendment: To amend the Los Angeles Countywide General Plan from Category 1 (Low Density Residential- One to Six Dwelling Units Per Gross Acre) to Category 3 (Medium Density Residential- 12 to 22 Dwelling Units Per Gross Acre).

Zone Change: To change 0.47 acres of existing A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-17U-DP (Limited Multiple Residence- 17 Dwelling Units Per Net Acre- Development Program).

Conditional Use Permit: For the Development Program zone, and to allow walls/fences up to six feet in front yard setback; up to eight feet in the side yard.

Tentative Tract Map: To create one multi-family lot with 21 new attached condominium units (townhomes) in four buildings on 1.41 gross acres.

LOCATION/ADDRESS

1022 W. 223rd Street

ZONED DISTRICT

Carson

ACCESS

W. 223rd Street

COMMUNITY

West Carson

EXISTING ZONING

A-1, R-3-17U-DP

SIZE

1.41 gross acres (1.23 net)

EXISTING LAND USE

seven detached single-family residences

SHAPE

Rectangular

TOPOGRAPHY

Flat

SURROUNDING LAND USES & ZONING

North: Church, vacant lots, single-family residences, industrial/warehouse, commercial / A-1, M-1 (Light Manufacturing)

East: Single-family residences, vacant lot, commercial, trailer park / M-1, R-3-17U-DP, A-1

South: Hospital, single-family residences, trailer park, townhomes / RPD-5,000-12U (Residential Planned Development- 5,000 Square Foot Minimum Required Lot Area- 12 Dwelling Units Per Net Acre), A-1, M-1

West: single-family residences, townhomes, commercial, church, school / A-1, RPD-5,000-12DU

GENERAL PLAN

DESIGNATION

MAXIMUM DENSITY

CONSISTENCY

Los Angeles Countywide General Plan

Category 1

(Category 3 with Plan Amendment)

22 DU/ac

(with Plan Amendment)

Yes

(with Plan Amendment)

ENVIRONMENTAL STATUS

Negative Declaration – Project impacts have been determined to have less than significant/no effect on the environment.

DESCRIPTION OF SITE PLAN

The Tentative Tract Map and Exhibit "A", dated May 9, 2007, depicts one multi-family lot with 21 attached condominium units (townhomes) on 1.41 gross acres. The townhomes are configured in four separate buildings varying from four to six units arranged throughout the project site. Each unit is two stories (living space on top of garage) and has a maximum height of 35 feet. A 28-foot wide private driveway and fire lane is proposed within the development, enabling the units to access W. 223rd Street (except for Unit Nos. 8-11, which gain access to the main driveway/fire lane from an attached 20-foot wide driveway strip). Each unit will have two covered parking spaces (42 total spaces), with a total of six guest parking spaces proposed in two locations within the development. Approximately 32 percent of the project site (or 16,198 square feet) is proposed as open space and recreational area, to include a play area, planters, landscaping and patios. There are seven existing detached single-family residences proposed to be demolished. Approximately 1,985 cubic yards of fill grading is proposed to be imported from offsite.

KEY ISSUES

Please refer to Page 2 of this document.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON

Mr. Jodie Sackett

RPC HEARING DATE (S)

September 17, 2008

RPC ACTION DATE

September 17, 2008

RPC RECOMMENDATION

Approval

MEMBERS VOTING AYE

Bellamy, Helsley, Modugno

MEMBERS VOTING NO

None

MEMBERS ABSENT

Valadez, Rew

STAFF RECOMMENDATION (PRIOR TO HEARING)

Approval

SPEAKERS*

(O) 0

(F) 4

PETITIONS

(O) 0

(F) 0

LETTERS

(O) 0

(F) 1

*(O) = Opponents (F) = In Favor

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL☐ DENIAL☐ No improvements _____ 20 Acre Lots _____ 10 Acre Lots _____ 2½ Acre Lots _____ Sect 191.2

☒ Street improvements X Paving X Curbs and Gutters X Street Lights
 X Street Trees _____ Traffic Signal(s) X Sidewalks _____ Off Site Paving

☒ Water Mains and Hydrants ☒ Underground Utilities☒ Drainage Facilities (SUSMP)☒ Sewer☒ Park Dedication "In-Lieu Fee" (Net increase of 14 units.)

KEY ISSUES

• Project Density: The General Plan Amendment to Category 3 will allow the requested residential density of 21 dwelling units. A maximum of eight dwelling units is permitted on the subject property under the existing Category 1. The demand for housing at an infill location, along with the goal of efficiently utilizing existing infrastructure and services, justifies the higher density of the project.

• Structure Height: The project proposes two-story townhomes up to a height of 35 feet, with a total side yard setback distance of 10 feet between one of the proposed townhomes and an existing single-story residence on an adjacent property. The project was conditioned so that the second-story windows of the proposed townhome unit be screened and/or obscured to provide privacy to the adjacent residence.

RPC MEETING DATE
September 10, 2008

AGENDA ITEM NO.
10 a, b, c, d

REGIONAL PLANNING COMMISSION TRANSMITTAL CHECKLIST

PROJECT NO: TR060027-(2)

CASE NO. Tentative Tract Map No. 060027
General Plan Amendment No. 2008-00006-(2)
Zone Change No. 03-137-(2)
Conditional Use Permit Case No. 03-137-(2)

CONTACT PERSON: Mr. Jodie Sackett

- ☒ FACTUAL
- ☒ GIS-NET MAP
- ☒ THOMAS BROS. GUIDE PAGE (Identifying Subject Property)
- ☒ STAFF REPORT
- ☒ DRAFT PLAN AMENDMENT/ZONE CHANGE RESOLUTIONS
- ☒ DRAFT FINDINGS AND CONDITIONS
- ☒ ENVIRONMENTAL DOCUMENTS (Negative Declaration)
- ☒ BURDEN OF PROOF STATEMENTS (PA, ZC, CUP)
- ☒ COLOR RENDERINGS (2)-- OPEN SPACE/COMMON AREAS
- ☒ TENTATIVE TRACT MAP AND EXHIBIT "A"
- ☒ COLOR LANDSCAPE PLAN
- ☒ 500' LAND USE RADIUS MAP
- ☒ BUILDING PLANS (For the Development Program)
- ☒ GENERAL PLAN AMENDMENT/ZONE CHANGE EXHIBITS

Reviewed By: _____



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

PROJ. NO. 03-137-(2)

TENTATIVE TRACT MAP NO. 060027

PLAN AMENDMENT CASE NO. 2008-00006-(2)

ZONE CHANGE CASE NO. 03-137-(2)

CUP CASE NO. 03-137-(2)

RPC/HO MEETING DATE

CONTINUE TO

AGENDA ITEM

10 a, b, c, d

PUBLIC HEARING DATE

September 10, 2008

APPLICANT Red Curb Investment	OWNER Red Curb Investment	REPRESENTATIVE Jim Marquez
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REQUEST

General Plan Amendment: To amend the Los Angeles Countywide General Plan from Category 1 (Low Density Residential- One to Six Dwelling Units Per Gross Acre) to Category 3 (Medium Density Residential- 12 to 22 Dwelling Units Per Gross Acre).

Zone Change: To change 0.47 acres of existing A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-17U-DP (Limited Multiple Residence- 17 Dwelling Units Per Net Acre- Development Program).

Conditional Use Permit : For the Development Program zone.

Tentative Tract Map: To create one multi-family lot with 21 attached condominium units (townhomes) in four buildings on 1.41 gross acres.

LOCATION/ADDRESS

1022 W. 223rd Street

ACCESS

W. 223rd Street

ZONED DISTRICT

Carson

COMMUNITY

West Carson

EXISTING ZONING

A-1, R-3-17U-DP

SIZE

1.41 gross acres (1.23 net)

EXISTING LAND USE

seven detached single-family residences

SHAPE

Rectangular

TOPOGRAPHY

Flat

SURROUNDING LAND USES & ZONING

North: Church, vacant lots, single-family residences, industrial/warehouse, commercial / A-1, M-1 (Light Manufacturing)

East: Single-family residences, vacant lot, commercial, trailer park / M-1, R-3-17U-DP, A-1

South: Hospital, single-family residences, trailer park, townhomes / RPD-5,000-12U (Residential Planned Development- 5,000 Square Foot Minimum Required Lot Area- 12 Dwelling Units Per Net Acre), A-1, M-1

West: single-family residences, townhomes, commercial, church, school / A-1, RPD-5,000-12DU

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles Countywide General Plan	Category 1 (Category 3 with Plan Amendment)	22 DU/ac (with Plan Amendment)	Yes (with Plan Amendment)

ENVIRONMENTAL STATUS

Negative Declaration – Project impacts have been determined to have less than significant/no effect on the environment.

DESCRIPTION OF SITE PLAN

The Tentative Tract Map and Exhibit "A", dated May 9, 2007, depicts one multi-family lot with 21 attached condominium units (townhomes) on 1.41 gross acres. The townhomes are configured in four separate buildings varying from four to six units arranged throughout the project site. Each unit is two stories (living space on top of garage) and has a maximum height of 35 feet. A 28-foot wide private driveway and fire lane is proposed within the development, enabling the units to access W. 223rd Street (except for Unit Nos. 8-11, which gain access to the main driveway/fire lane from an attached 20-foot wide driveway strip). Each unit will have two covered parking spaces (42 total spaces), with a total of six guest parking spaces proposed in two locations within the development. Approximately 32 percent of the project site (or 16,198 square feet) is proposed as open space and recreational area, to include a play area, planters, landscaping and patios. There are seven existing detached single-family residences proposed to be demolished. Approximately 1,985 cubic yards of fill grading is proposed to be imported from offsite.

KEY ISSUES

Please refer to Page 2 of this document.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL☐ DENIAL☐ No improvements ____ 20 Acre Lots ____ 10 Acre Lots ____ 2½ Acre Lots ____ Sect 191.2

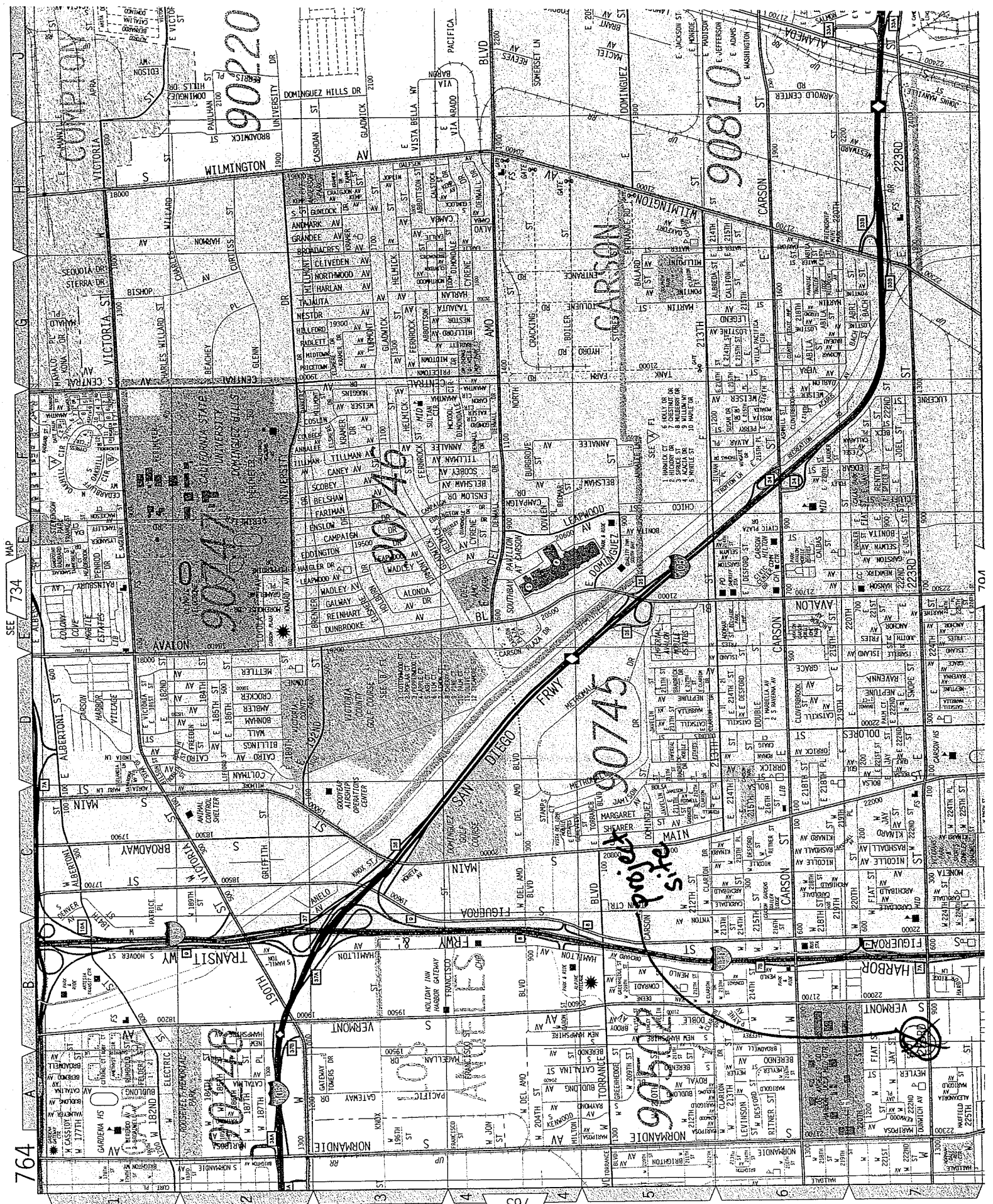
☒ Street improvements X Paving X Curbs and Gutters X Street Lights
 X Street Trees ____ Traffic Signal(s) X Sidewalks ____ Off Site Paving

☒ Water Mains and Hydrants ☒ Underground Utilities☒ Drainage Facilities (SUSMP)☒ Sewer☒ Park Dedication "In-Lieu Fee" (Net increase of 14 units.)

KEY ISSUES

• Project Density: The General Plan Amendment to Category 3 will allow the requested residential density of 21 dwelling units. A maximum of eight dwelling units is permitted on the subject property under the existing Category 1. The demand for infill housing, along with the goal of efficiently utilizing existing infrastructure and services, justifies the higher density of the project.

• Structure Height: The project proposes two-story townhomes up to a height of 35 feet, with a total side yard setback distance of 10 feet between one of the proposed townhomes and an existing single-story residence on an adjacent property. Staff is recommending that the second-story windows of the proposed townhome unit be screened and/or obscured to provide privacy to the adjacent residence.



SEE MAP 734

764

LOS ANGELES CO

MAP 763

701

PROJECT NO. 03-137-(2)
GENERAL PLAN AMENDMENT CASE NO. 2008-00006-(2)
ZONE CHANGE CASE NO. 03-137-(2)
TENTATIVE TRACT MAP NO. 060027-(2)
CONDITIONAL USE PERMIT CASE NO. 03-137-(2)

STAFF ANALYSIS

SEPTEMBER 10, 2008
REGIONAL PLANNING COMMISSION PUBLIC HEARING

PROJECT OVERVIEW

The applicant, Red Curb Investment, proposes to create a multi-family development of 21 condominium units, in a "townhome" configuration of four attached buildings, with two common-use recreational areas (including a "play area/tot lot") on 1.41 gross acres. The subject property is currently occupied by seven detached single-family residences and is located at 1022 W. 223rd Street in the Carson Zoned District. The subject project has been issued a Negative Declaration, as it has been determined to not have a significant effect on the environment.

The main project issues include:

- Project Density: The General Plan Amendment to Category 3 will allow the requested residential density of 21 dwelling units. A maximum of eight dwelling units is permitted on the subject property under the existing Category 1. The demand for infill housing, along with the goal of efficiently utilizing existing infrastructure and services, justifies the higher density of the project.
- Structure Height: The project proposes two-story townhomes up to a height of 35 feet, with a total side yard setback distance of 10 feet between one of the proposed townhomes and an existing single-story residence on an adjacent property. Staff is recommending that the second-story windows of the proposed townhome unit be screened and/or obscured to provide privacy to the adjacent residence.

DESCRIPTION OF PROJECT PROPERTY

Location: The subject property is located at 1022 W. 223rd Street, within the Carson Zoned District and unincorporated community of West Carson.

Physical Features: The subject property is 1.41 gross (1.23 net) acres in size. It has a rectangular shape with level topography. The subject property currently has seven detached single-family residences.

Access: The proposed multi-family lot gains access directly from 223rd Street, an 80-foot wide secondary highway, with the residents and guests utilizing two interior driveways (one 28 foot-wide private driveway and fire lane and one 20 foot-wide private driveway) connected to 223rd Street.

Services: Potable water will be supplied through the California Water Company, a public water system, which provides water connection and service to all lots. Sewage disposal will be provided by the existing public sewer and wastewater treatment facility of the Los Angeles County Sanitation District.

TENTATIVE TRACT MAP NO. 060027
GENERAL PLAN AMENDMENT CASE NO. 2008-00006-(2)
ZONE CHANGE CASE NO. 03-137-(2)
CONDITIONAL USE PERMIT CASE NO. 03-137-(2)
Staff Analysis

Page 2 of 12

There are six schools, one public park and one library located within one half mile of the subject property.

ENTITLEMENTS REQUESTED

General Plan Amendment Case No. 2008-00006-(2): The applicant is requesting to amend the Los Angeles Countywide General Plan ("General Plan") from Category 1 (Low Density Residential- One to Six Dwelling Units Per Gross Acre) to Category 3 (Medium Density Residential- 12-22 Dwelling Units Per Gross Acre).

Zone Change Case No. 03-137-(2): The applicant is requesting to change 0.47 acres of existing A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-17U-DP (Limited Multiple Residence- 17 Dwelling Units Per Net Acre- Development Program).

Conditional Use Permit Case No. 03-137-(2): The applicant is requesting approval of the Conditional Use Permit ("CUP") for the Development Program ("DP") zone, and to allow front yard walls/fences up to a maximum height of six feet.

Tentative Tract Map No. 060027: The applicant is requesting a subdivision to create one multi-family lot with 21 attached condominium units in four buildings.

EXISTING ZONING

The project site is currently zoned A-1 and R-3-17U-DP. The surrounding areas within a 500-foot radius are zoned the following:

- North: A-1, M-1 (Light Manufacturing)
- East: A-1, M-1
- South: RPD-5,000-12U (Residential Planned Development- 5,000 Square Foot Minimum Required Lot Area- 12 Dwelling Units Per Acre), A-1
- West: A-1, RPD-5,000-12U

EXISTING LAND USES

The subject property currently has seven single-family dwellings to be removed. Surrounding uses within a 500-foot radius include the following:

- North: three churches (one with a corner store), vacant lot, single-family residences, pet grooming, offices, townhome
- East: auto repair, single-family residences, mixed commercial uses, offices, trailer park

TENTATIVE TRACT MAP NO. 060027
GENERAL PLAN AMENDMENT CASE NO. 2008-00006-(2)
ZONE CHANGE CASE NO. 03-137-(2)
CONDITIONAL USE PERMIT CASE NO. 03-137-(2)
Staff Analysis

Page 3 of 12

- South: townhomes, trailer park, food processing/warehouse, single-family residences, corner market
- West: townhomes, single-family residences, elementary school

PREVIOUS CASE/ZONING HISTORY

I. PREVIOUS CASES

Tract Map No. 50167: On December 11, 1990, a tract map was approved for 12 new attached condominium units in three buildings on 0.76 gross acres of the subject property. The tentative map expired on December 11, 1995 and the condominium units were never constructed.

Zone Change Case No. 87-541: A zone change from A-1 to R-3-17U-DP on 0.80 acres of the subject property was adopted by the Los Angeles County Board of Supervisors ("Board") on April 13, 1989.

Conditional Use Permit ("CUP") Case No. 87-541: A multi-family development of 12 townhouse apartment units was approved on November 16, 1988. A Mitigated Negative Declaration ("MND") for the townhouse development was also prepared and approved with the CUP. One mitigation measure (construction of a 6-foot masonry perimeter wall) was required for "noise". The MND was originally completed for 22 dwelling units, but the project was later "scaled down" to 12 units with approval of the CUP and Zone Change, and it was determined by staff that the MND did not need to be revised.

Plot Plan No. 6090: No information is available.

Tract Map No. 3239: The subject property was originally subdivided into a portion of Lot No. 39 of Tract Map No. 3239, recorded on June 13, 1919.

II. ZONING HISTORY

The existing A-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954.

PROJECT DESCRIPTION

The Tentative Tract Map and Exhibit "A", dated May 9, 2007, depict one multi-family lot with 21 attached condominium units on 1.41 gross acres. The townhomes are configured in four separate buildings varying from four to six units arranged throughout the project site. Each unit is two stories (living space on first and second floors, with garages on the first floor) and has a maximum height of 35 feet. A 28-foot wide private driveway and fire lane is proposed within the development, enabling the units to access W. 223rd Street (except for Unit Nos. 8-11, which gain access to the main driveway/fire lane from an attached 20-foot wide driveway strip). Each unit will have two covered parking spaces (42 total spaces), with six guest parking spaces proposed in two locations within the development.

Approximately 32 percent of the project site (or 16,198 square feet) is proposed as open space and recreational area, to include a play area, planters, landscaping and patios (refer to landscaping exhibit and site plan). Seven existing detached single-family residences are proposed to be demolished. Approximately 1,985 cubic yards of fill grading is proposed to be imported from offsite. There are no Oak trees existing on the subject property.

GENERAL PLAN CONSISTENCY

In accordance with Section 66473.5 of the Subdivision Map Act ("Map Act") and Chapter VIII of the General Plan, proposed land divisions must be found to be consistent with the adopted General Plan. The following General Plan elements and provisions are applicable to the proposed development and are included in staff's analysis of the project.

I. GENERAL GOALS AND POLICIES

Revitalization: "Revitalizing declining urban areas will reduce the pressure to use limited natural and man-made resources and to develop new urban areas" (General Goals and Policies, General Goals, Revitalize Declining Urban Areas, Page G-10). The subject project proposes to replace seven deteriorating single-family dwellings with 21 new townhomes, "improving the residential neighborhood" by "eliminating blight" (Page G-10). The surrounding community is composed of a mix of older residential, commercial and industrial uses. The project proposes to increase the quantity of housing at a level of quality equal to or greater than the surrounding housing stock. These facts constitute an "improvement" of the existing area and thus promote the General Plan goal to revitalize urban areas.

Urban Infill: Urban infill housing promotes "the efficient use of land" in "a more concentrated pattern of urban development" (Page G-12). The proposed increase in the County's supply of housing is at a suitable urban infill location and adds to the diversity of housing types in the surrounding area by proposing attached condominium units in an area consisting predominantly of detached single-family residences.

II. CONSERVATION AND OPEN SPACE

Resource Conservation (Preserve Open Space): The subject project is an urban residential development at an infill location. Urban infill development at medium and high intensities promotes the conservation of the County's natural and agricultural resources by locating new development in more appropriate areas ("environmentally suitable locations") that will not diminish or eliminate natural resources located at the urban fringe and/or in undeveloped, agricultural or rural lands (see Conservation and Open Space Element, Introduction, Page OS-1).

Resource Conservation (Conserve Energy): Urban infill promotes "a more prudent use of energy supplies" by locating within areas of existing capacity and promotes a reduction in the number of vehicle miles traveled per capita when compared with similarly-scaled residential developments in

suburban and rural "greenfield" areas, all else being the same (see Environmental Resources and Natural Hazards, Energy Resources, Page OS-10).

Open Space (Landscaping): The subject project proposes a total of 0.37 acres (or 16,198 square feet) of open space, to include all recreational and landscaped areas within the development. This amounts to 32 percent of the overall project site devoted to open space. "Landscaping is needed to provide scenic beauty" and also to "make the urban environment more attractive and pleasant" (Needs and Policies, Policy Statement No. 11, "Promote Landscaping", Page OS-24). Furthermore, landscaping should be integrated into housing developments "especially in urban revitalization areas" (Policy No. 34, Page OS-24).

III. LAND USE

Project Density: A General Plan Amendment from Category 1 to Category 3 is proposed, which will allow the requested residential density of 21 dwelling units, or 14.9 dwelling units per gross acre. A maximum of eight dwelling units (six dwelling units per gross acre) is permitted under the current Category 1. A density study submitted by the applicant showed an average surrounding density of approximately 7.9 dwelling units per gross acre. Because the proposed density of 14.9 dwelling units per gross acre exceeds the average surrounding density, there are not enough similar developments within a 500-foot radius, and an increase of two land use categories is proposed, staff determined that a Plan Amendment is necessary for the development request.

The General Plan "encourage[s] development of well-designed twin homes, townhouses and garden apartments, particularly on by-passed parcels within existing urban communities" (Needs and Policies, Policy Statements, Policy Statement No. 1, "Use Land More Efficiently", Policy No. 2, Page LU-9). Since the proposed development satisfies the above policy criteria, it is consistent with the land use goals of the General Plan.

Project Design/Site Plan (Compatibility): To "ensure the compatibility of development" is a policy of the General Plan (Needs and Policies, Policy Statement No. 2, Policy No. 7, Page LU-10). The proposed building height of 35 feet is allowed in the R-3 zone. The side and rear yard setbacks, varying from five to 20.5 feet, ensure sufficient separation from existing single and multi-family residences, with the exception of Unit No. 11. There is a potential incompatibility with proposed Unit No. 11 located at the northeasterly end of the project site. Unit No. 11 has a proposed five-foot setback from the property line, and there is an existing single-story residential dwelling on the adjacent property with a five-foot setback. The proposed townhome unit will have second-story windows that overlook the adjacent property. Staff recommends that the Unit No. 11 second story windows facing the adjacent property be screened or obscured to ensure privacy. Overall, the height and size of the proposed townhomes are compatible with the surrounding development, as there are existing two-story single and multi-family residences located adjacent to the subject property.

Project Design/Site Plan (Design Quality): According to the General Plan, new development must meet "high quality design standards" (Page LU-10). Staff reviews the project's design through the Development Program associated with the proposed Zone Change and Conditional Use Permit.

Staff has reviewed the preliminary building plans of the proposed development, to include a site plan, floor plans, elevations and a landscape plan. Staff evaluated the project's height, setbacks, building mass/configuration, interior access and landscaping. The proposed structures depicted on the site/building plans indicate a design quality at or higher than existing structures in the surrounding area. In addition, the applicant has revised the project to include more overall landscaping and also a higher-quality design of landscaping by providing more pedestrian-accessible recreational areas that are appropriately sited within the development.

IV. HOUSING

Location and Accessibility: The Housing Element of the General Plan calls to "provide for new urban residential development principally in those areas that are in close proximity to existing community services and facilities" (Needs and Policies, Policy No. 3, Page IV-31). The proposal for a net increase of 14 residential units to the local area must be evaluated for its overall compatibility with other resources existing beyond the immediate project area. In its analysis, staff identified that there are six schools, one public park and one library located within one half mile of the subject property. Given that these resources are available within walking distance or a reasonably short driving and/or transit distance to the subject site, the proposed development addresses the County's needs to provide conveniently-located housing.

Zone Change and "Overzoning": Regarding the proposed Zone Change to the R-3 classification, the long-term impacts to the local housing economy must be considered. Planning and zoning provisions "can have a profound impact on land values, and, thus, housing costs" (Background, Housing Problems in the County, Housing Costs, Page IV-22), because such provisions last through multiple market cycles in the housing industry. The proposed zone change is consistent with a previous zone change to R-3-17U-DP approved for 0.80 acres of the subject property. Because the project site was previously approved for the higher zoning, and there is existing zoning adjacent to the development allowing multi-family residences, the proposed zone change does not constitute overzoning in that the proposed zoning is consistent and compatible with the surrounding area.

GENERAL PLAN AMENDMENT

The project proposal includes a General Plan Amendment from Category 1 to Category 3 to allow a medium-density residential use at a location currently designated for low-density residential development. In order to justify the amendment, the applicant must prove the following:

- (1) That a need for the proposed Plan Amendment exists;*
- (2) That the particular amendment proposed is appropriate and proper;*
- (3) That modified conditions warrant a revision to the Countywide General Plan as it pertains to the area or district under consideration;*

- (4) That approval of the proposed Plan Amendment will be in the interest of the public health, safety and general welfare and in conformity with good planning practices.*

The applicant's responses to the burden of proof statements are attached.

ZONE CHANGE REQUEST

The project proposal includes a Zone Change request on 0.47 acres from A-1 to R-3-17U-DP to allow limited multiple residences on two parcels previously zoned for single-family residences. In order to justify the change, the applicant must prove the following:

- (1) That a need for the proposed Zone Change exists;*
- (2) That the particular change proposed is appropriate and proper;*
- (3) That modified conditions warrant a revision to the Zoning Ordinance as it pertains to the area or district under consideration;*
- (4) That approval of the proposed Zone Change will be in the interest of the public health, safety and general welfare and in conformity with good planning practices.*

The applicant's responses are attached.

CONDITIONAL USE PERMIT

Pursuant to Section 22.40.040 of the Los Angeles County Code ("County Code"), the project proposal includes a CUP for the DP zone. The DP zone is to ensure that development occurring after a property has been rezoned will conform to plans and exhibits submitted by the applicant. In order to justify the request, the applicant must prove the following:

A. That the requested use at the location will not:

- 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or*
- 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or*
- 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare;*
and

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

C. That the proposed site is adequately served:

- 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and*
- 2. By other public or private service facilities as are required.*

The applicant's responses are attached.

ENVIRONMENTAL DETERMINATION

In accordance with State and County Environmental Quality guidelines, a Negative Declaration was prepared for the project. The Negative Declaration concludes that the project will not have a significant impact on the environment.

COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the Tentative Tract Map and Exhibit "A" dated May 9, 2007 and recommends approval of the project with the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

I. LEGAL NOTIFICATION

In coordination with the applicant, notification was provided to nearby residents and the surrounding community as listed below:

- **Hearing Notices:** On August 7, 2008, hearing notices regarding this proposal were mailed to all property owners as identified on the current Assessor's record within 500 feet of the subject property for an approximate total of 77 notices.
- **Library Package:** On August 7, 2008, project materials, including a Tentative Tract Map, Exhibit "A", land use map, and Subdivision Committee draft conditions of approval were sent to the Carson Regional Library.
- **Newspaper Listing:** On August 9 2008, a public hearing notice was published in the Long Beach Press Telegram and La Opinion newspapers.
- **Project Site Posting:** On August 7, 2008, one hearing notice sign was posted on the property

frontage along 223rd Street.

- Website Posting: On August 11, 2008, a copy of the library package containing the hearing materials was posted on the Regional Planning website (<http://planning.lacounty.gov/case.htm>).

CORRESPONDENCE RECEIVED

At the time of writing, staff has received no written correspondence. Staff was contacted by two tenants currently residing on the subject property, who were asking for more information about the proposed development. One tenant was concerned that he had not been given adequate notice of the project, which proposes to eliminate the existing units.

STAFF ANALYSIS AND CONCLUSION

I. SUMMARY

Staff analyzed the subject project proposal to ensure that it complies with State and County environmental guidelines, complies with the Zoning and Subdivision Ordinances, meets the required burdens of proof for the Plan Amendment, Zone Change and CUP requests, and, overall, is consistent with the General Plan. In its analysis, staff identified the following as the primary project concerns before the Commission:

- Project density
- Structure height

Staff also identified main elements supporting the project:

- Urban revitalization and infill location of development
- Quantity and design of open space
- Compatibility of the development with the neighborhood

II. GENERAL PLAN CONSISTENCY

The main project benefits—specifically, urban revitalization and infill location of development—outweigh the above concerns. Urban infill development fulfills several goals of the General Plan that span environmental, land use and housing concerns. The replacement of deteriorating, poorly-maintained housing units fulfills General Plan revitalization goals to improve older urbanized areas. These project elements ranked as significant in determining General Plan consistency.

In addition, the two proposed common-use recreational areas are appropriately scaled to the development, are well integrated in the project's design, and complement the proposed landscaping and other features of the project (please see the attached rendering of the recreational areas).

Lastly, the project is compatible with the surrounding neighborhood, which consists mainly of single-family and multi-family residences, commercial uses, schools, churches and a park. These uses support the proposal for new multi-family residences, as they are either similar or complementary in nature. Furthermore, there are no remaining industrial uses in the immediate area that are incompatible with the project proposal.

III. COMPLIANCE WITH THE ZONING AND SUBDIVISION ORDINANCES

Staff did not identify any aspects of the proposed development that do not comply with the Zoning and Subdivision Ordinances. Regarding the Zoning Ordinance, the applicant is requesting approval of a front yard fence/wall height of six feet, which is 30 inches more than the 42 inches permitted in the R-3 zone. The applicant has requested to modify this zoning standard with the associated DP-CUP request.

IV. PLAN AMENDMENT AND ZONE CHANGE BURDENS OF PROOF

The Plan Amendment and Zone Change will allow a new medium-density residential use and multi-family housing. The provision of multi-family housing is consistent with the General Plan, and staff agrees that a need for the Plan Amendment exists.

The Plan Amendment and Zone Change are proper because the proposed development provides much-needed infill housing, efficiently utilizes existing infrastructure and services, and is compatible with surrounding uses. The amendment is appropriate in order to improve the quality of existing residential neighborhoods, as stated in the General Plan (see Land Use Element, Objectives, Page LU-10).

Modified conditions warrant a revision to the General Plan and existing zoning. The area in question is transitioning from lower-density to higher-density residential development.

Approval of the proposed Plan Amendment and Zone Change are in the best interest of the public health, safety and general welfare, as the area contains and/or the project proposes sufficient infrastructure and facilities to accommodate the development, to include street improvements, water supply, sewer connection, fire flow and fire access. The development is in the best interest of the general welfare, and is in conformity with good planning practices, as the development is necessary in order to fulfill General Plan goals to provide much-needed multi-family infill housing at convenient locations.

V. CONDITIONAL USE PERMIT BURDEN OF PROOF

Overall, the project will provide benefits to those persons working or residing in the surrounding area. The proposed development will improve the area with a high-quality multi-family residential design. The proposed structure height is greater than adjacent buildings, but not so great as to significantly obscure views or block sunlight and does not exceed the maximum height permitted in the adjacent residential zones. Ample amounts of landscaping are proposed to reduce the visual

effects of the project and beautify the area. Two common-use recreational areas are proposed within the development, which increases the quality of life for future residents of the development. The proposal for six-foot masonry walls within the front yard setback are appropriate in order to ensure security, and are set-back from the sidewalk and "offset" along the property frontage to reduce visual impacts and allow exterior landscaping. These factors lead staff to conclude that the project will not adversely affect persons residing or working in the surrounding area, nor be materially detrimental to property use, enjoyment or values. Finally, staff has not identified any project factors that would "jeopardize, endanger or menace" the public health, safety or general welfare.

The project site consists of a flat, regularly shaped parcel of land in an urbanized area. The site size and location enable the development to provide sufficient setbacks, walls, fences, parking areas and landscaping. Although the Zoning Ordinance does not require a minimum amount of open space for urban infill projects, 32 percent of the net area of the project site is devoted to landscaping and open areas. This exceeds the stricter standard of 25 percent open space required for urban hillside management projects. Staff believes that the proposed open areas are sufficient to integrate the development with the surrounding uses.

The proposed development has been determined to have no significant impacts to the environment. The project has sufficient frontage along 223rd Street, an 80-foot wide secondary highway and fully improved public street. Existing public water, sewer and utility services and systems adequately serve the site. Thus, the project meets the burden of proof for this item.

VII. CONCLUSION

In conclusion, staff believes that the project meets the burdens of proof for the General Plan Amendment, Zone Change and Conditional Use Permit requests, and is overall consistent with the General Plan. The project complies with the Zoning and Subdivision Ordinances and will not have any significant impacts on the environment.

STAFF RECOMMENDATION

Staff recommends that the Regional Planning Commission close the public hearing, adopt the Negative Declaration, approve the Tentative Tract Map and CUP, and recommend to the Board approval of the General Plan Amendment and adoption of the Zone Change.

Suggested Motion: "I move that the Regional Planning Commission close the public hearing and adopt the Negative Declaration."

Suggested Motion: "I move that the Regional Planning Commission approve Tentative Tract Map No. 060027 and Conditional Use Permit No. 03-137-(2), and recommend to the Board approval of General Plan Amendment No. 2008-00006-(2) and adoption of Zone Change No. 03-137-(2)."

TENTATIVE TRACT MAP NO. 060027
GENERAL PLAN AMENDMENT CASE NO. 2008-00006-(2)
ZONE CHANGE CASE NO. 03-137-(2)
CONDITIONAL USE PERMIT CASE NO. 03-137-(2)
Staff Analysis

Page 12 of 12

Attachments:

- Factual
- Draft Resolutions, Findings and Conditions of Approval
- Environmental Determination (Negative Declaration)
- Burden of Proof Statements (PA, ZC, CUP)
- Vesting Tentative Tract Map No. 060027 and Exhibit "A", dated May 9, 2007
- Site plan, floor plans and elevations for the Development Program proposal
- Colored landscape plan and artistic renderings of recreational areas
- Thomas Guide Map Page
- Land Use Map
- GIS-NET Map

SMT:jds
8/27/08

**A RESOLUTION OF THE
REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
RELATING TO GENERAL PLAN AMENDMENT CASE NO. 2008-00006-(2)**

WHEREAS, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65350) provides for adoption of amendments to county general plans; and

WHEREAS, the Los Angeles County Regional Planning Commission ("Commission") has conducted a public hearing regarding General Plan Amendment Case No. 2008-00006-(2), Zone Change Case No. 03-137-(2), Tentative Tract Map No. 060027 and Conditional Use Permit Case No. 03-137-(2) on September 10, 2008; and

WHEREAS, the Commission finds as follows:

1. The subject site is located at 1022 W. 223rd Street, within the Carson Zoned District and unincorporated community of West Carson.
2. The rectangularly-shaped subject property is 1.41 gross acres (1.23 net acres) in size with level topography. The subject property is currently occupied by seven single-family residences.
3. Primary access to the project property will be from 223rd Street, an 80-foot wide secondary highway.
4. General Plan Amendment Case No. 2008-00006-(2) is a request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map to change the 1.23 net acre site from Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre) land use category to Category 3 (Medium Density Residential-12 to 22 Dwelling Units Per Acre).
5. General Plan Amendment Case No. 2008-00006-(2) was heard concurrently with Zone Change Case No. 03-137-(2), Tentative Tract Map No. 060027 and Conditional Use Permit Case No. 03-137-(2).
6. Zone Change Case No. 03-137-(2) is a related request to change 0.47 acres of existing A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-17U-DP (Limited Multiple Residence- 17 Dwelling Units Per Acre- Development Program). The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new conditional use permit is first obtained.

7. Tentative Tract Map No. 060027 is a related request to create one multi-family lot with 21 attached condominium units in four buildings on a 1.41 gross acre site.
8. Conditional Use Permit Case No. 03-137-(2) is a related request to ensure compliance with the Development Program zoning pursuant to Section 20.40.040 of the Los Angeles County Code ("County Code"). The applicant is requesting the following modifications:
 - a. Modification of the maximum permitted wall height of three-and-one-half (3½) feet in the front yard setback to allow a six-foot (6 foot) high wall, as depicted on the tentative tract map and/or Exhibit "A".
9. Approval of the tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.
10. The applicant's site plan, labeled Exhibit "A", depicts one multi-family lot with 21 attached condominium units on 1.41 gross acres. The townhomes are configured in four separate buildings varying from four to six units arranged throughout the project site. Each unit is two stories (living space on first and second floors, with garages on the first floor) and has a maximum height of 35 feet. A 28-foot wide private driveway and fire lane is proposed within the development, enabling the units to access W. 223rd Street (except for Unit Nos. 8-11, which gain access to the main driveway/fire lane from an attached 20-foot wide driveway strip). Each unit will have two covered parking spaces (42 total spaces), with six guest parking spaces proposed in two locations within the development. Approximately 32 percent of the project site (or 16,198 square feet) is proposed as open space and recreational area, to include a play area, planters, landscaping and patios. Seven existing detached single-family residences are proposed to be demolished. Approximately 1,985 cubic yards of fill grading is proposed to be imported from offsite. There are no Oak trees existing on the subject property.
11. The property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 31 units). The density of the proposed residential development is 14.9 dwelling units per acre, which is consistent with the maximum allowed by Category 3.
12. The project site is currently zoned A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area) and R-3-17U-DP. The A-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954. The R-3-17U-DP

zoning was created by Zone Change Case No. 87-541 adopted by the Board on April 13, 1989.

13. Surrounding zoning is A-1 and M-1 (Light Industrial) to the north, A-1 and M-1 to the east, A-1 and RPD-5,000-12U (Residential Planned Development- 5,000 Square Foot Minimum Required Lot Area- 12 Dwelling Units Per Acre) to the south, and A-1, RPD-5,000-12U to the west.
14. Surrounding land uses to the north consist of three churches (one with a corner store), a vacant lot, single-family residences, pet grooming, offices and townhomes. To the east is auto repair, single-family residences, mixed commercial uses, offices and a trailer park. To the south are townhomes, a trailer park, food processing/warehouse, single-family residences and a corner market. To the west are townhomes, single-family residences and an elementary school.
15. The project is consistent with the proposed R-3-17U-DP zoning classification. Attached multi-family residences are permitted in the R-3-17U-DP zone pursuant to Section 22.20.260 of the County Code.
16. During the September 10, 2008 public hearing, the Commission heard a presentation from staff and testimony from the applicant. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval.
17. During the September 10, 2008, the owner's representative gave a presentation concerning the proposed development. No other testimony was heard.
18. During the September 10, 2008 public hearing, the Commission discussed the proposed development.
19. On September 10, 2008, after hearing all testimony, the Commission closed the public hearing, adopted the Negative Declaration, approved Tentative Tract Map No. 060027 and Conditional Use Permit Case No. 03-137-(2), and recommended to the Board approval of General Plan Amendment Case No. 2008-00006-(2), and adoption of Zone Change Case No. 03-137-(2).
20. The plan amendment is consistent with the goals and policies of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
21. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Forester and Fire Warden, Parks and Recreation, Public Health and Regional Planning.

22. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures except as otherwise modified, as shown on the tentative tract map and Exhibit "A".
23. Compatibility with surrounding land uses will be ensured through the related zone change, subdivision and conditional use permit.
24. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.
25. The recommended plan amendment is needed in order to fulfill and implement General Plan policies to provide high-quality multi-family housing at infill locations.
26. The particular amendment is appropriate and proper because the proposed infill housing efficiently utilizes existing infrastructure and services, is compatible with surrounding uses, and will improve the quality of existing residential neighborhoods.
27. Modified conditions warrant a revision to the General Plan. The area in question is transitioning from lower-density to higher-density residential development.
28. Approval of the proposed plan amendment is in the best interest of the public health, safety and general welfare, as the area contains and/or the project proposes sufficient infrastructure and facilities to accommodate the development, to include street improvements, water supply, sewer connection, fire flow and fire access. The development is in conformity with good planning practices, as the development is necessary in order to fulfill General Plan goals to provide much-needed multi-family infill housing at convenient locations.
29. The applicant has satisfied the "Burden of Proof" for the requested plan amendment.
30. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified no significant effects on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project.
31. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Negative

Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.

32. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.
33. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission of the County of Los Angeles recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the above recommended general plan amendment; and
2. Certify that the Negative Declaration has been completed in compliance with the California Environmental Quality Act, and the State and County Guidelines related thereto and reflects the independent judgment of the Board of Supervisors; and
3. Approve the Negative Declaration prepared for the project and certify that it has reviewed and considered the information contained therein; and
4. Find that the recommended general plan amendment is consistent with the goals, policies and programs of the General Plan; and
5. Adopt General Plan Amendment Case No. 2008-00006-(2) amending the Land Use Policy map of the General Plan as depicted on the Exhibit attached hereto and described hereinabove.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on September 10, 2008.

Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

**A RESOLUTION OF THE
REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
RELATING TO ZONE CHANGE CASE NO. 03-137-(2)**

WHEREAS, the Los Angeles County Regional Planning Commission ("Commission") has conducted a public hearing regarding Zone Change Case No. 03-137-(2), General Plan Amendment Case No. 2008-00006-(2), Tentative Tract Map No. 060027 and Conditional Use Permit Case No. 03-137-(2) on September 10, 2008; and

WHEREAS, the Commission finds as follows:

1. The subject site is located at 1022 W. 223rd Street, within the Carson Zoned District and unincorporated community of West Carson.
2. The rectangularly-shaped subject property is 1.41 gross acres (1.23 net acres) in size with level topography. The subject property is currently occupied by seven single-family residences.
3. Primary access to the project property will be from 223rd Street, an 80-foot wide secondary highway.
4. Zone Change Case No. 03-137-(2) is a request to change 0.47 acres of existing A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-17U-DP (Limited Multiple Residence- 17 Dwelling Units Per Acre- Development Program). The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new conditional use permit is first obtained.
5. Zone Change Case No. 03-137-(2) was heard concurrently with General Plan Amendment Case No. 2008-00006-(2), Tentative Tract Map No. 060027 and Conditional Use Permit Case No. 03-137-(2).
6. General Plan Amendment Case No. 2008-00006-(2) is a related request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map to change the 1.23 net acre site from Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre) land use category to Category 3 (Medium Density Residential- 12 to 22 Dwelling Units Per Acre).
7. Tentative Tract Map No. 060027 is a related request to create one multi-family lot with 21 attached condominium units in four buildings on a 1.41 gross acre site.

8. Conditional Use Permit Case No. 03-137-(2) is a related request to ensure compliance with the Development Program zoning pursuant to Section 20.40.040 of the Los Angeles County Code ("County Code"). The applicant is requesting the following modifications:
 - a. Modification of the maximum permitted wall height of three-and-one-half (3½) feet in the front yard setback to allow a six-foot (6 foot) high wall, as depicted on the tentative tract map and/or Exhibit "A".
9. Approval of the tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.
10. The applicant's site plan, labeled Exhibit "A", depicts one multi-family lot with 21 attached condominium units on 1.41 gross acres. The townhomes are configured in four separate buildings varying from four to six units arranged throughout the project site. Each unit is two stories (living space on first and second floors, with garages on the first floor) and has a maximum height of 35 feet. A 28-foot wide private driveway and fire lane is proposed within the development, enabling the units to access W. 223rd Street (except for Unit Nos. 8-11, which gain access to the main driveway/fire lane from an attached 20-foot wide driveway strip). Each unit will have two covered parking spaces (42 total spaces), with six guest parking spaces proposed in two locations within the development. Approximately 32 percent of the project site (or 16,198 square feet) is proposed as open space and recreational area, to include a play area, planters, landscaping and patios. Seven existing detached single-family residences are proposed to be demolished. Approximately 1,985 cubic yards of fill grading is proposed to be imported from offsite. There are no Oak trees existing on the subject property.
11. The property is depicted within the Category 1 land use category of the Countywide General Plan ("General Plan") Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 31 units). The density of the proposed residential development is 14.9 dwelling units per acre, which is consistent with the maximum allowed by Category 3.
12. The project site is currently zoned A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area) and R-3-17U-DP. The A-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954. The R-3-17U-DP zoning was created by Zone Change No. 87-541 adopted by the Board on April 13, 1989.

13. Surrounding zoning is A-1 and M-1 (Light Industrial) to the north, A-1 and M-1 to the east, A-1 and RPD-5,000-12U (Residential Planned Development- 5,000 Square Foot Minimum Required Lot Area- 12 Dwelling Units Per Acre) to the south, and A-1, RPD-5,000-12U to the west.
14. Surrounding land uses to the north consist of three churches (one with a corner store), a vacant lot, single-family residences, pet grooming, offices and a townhome. To the east is auto repair, single-family residences, mixed commercial uses, offices and a trailer park. To the south are townhomes, a trailer park, food processing/warehouse, single-family residences and a corner market. To the west are townhomes, single-family residences and an elementary school.
15. The project is consistent with the proposed R-3-17U-DP zoning classification. Attached multi-family residences are permitted in the R-3-17U-DP zone pursuant to Section 22.20.260 of the Los Angeles County Code ("County Code").
16. During the September 10, 2008 public hearing, the Commission heard a presentation from staff and testimony from the applicant. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval.
17. During the September 10, 2008, the owner's representative gave a presentation concerning the proposed development. No other testimony was heard.
18. During the September 10, 2008 public hearing, the Commission discussed the proposed development.
19. On September 10, 2008, after hearing all testimony, the Commission closed the public hearing, adopted the Negative Declaration, approved Tentative Tract Map No. 060027 and Conditional Use Permit Case No. 03-137-(2), and recommended to the Board approval of General Plan Amendment Case No. 2008-00006-(2), and adoption of Zone Change Case No. 03-137-(2).
20. The recommended zone change is needed in order to fulfill and implement General Plan policies to provide high-quality multi-family housing at infill locations.
21. The particular zone change is appropriate and proper because the proposed infill housing efficiently utilizes existing infrastructure and services, is compatible with surrounding uses, and will improve the quality of existing residential neighborhoods.
22. Modified conditions warrant a revision to the existing zoning. The area in question is transitioning from lower-density to higher-density residential development.

23. Approval of the proposed zone change is in the best interest of the public health, safety and general welfare, as the area contains and/or the project proposes sufficient infrastructure and facilities to accommodate the development, to include street improvements, water supply, sewer connection, fire flow and fire access. The development is in conformity with good planning practices, as the development is necessary in order to fulfill General Plan goals to provide much-needed multi-family infill housing at convenient locations.
24. The applicant has satisfied the "Burden of Proof" for the requested zone change.
25. Adoption of the proposed zone change will enable the development of the subject property as proposed.
26. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified no significant effects on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project.
27. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
28. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.
29. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission of the County of Los Angeles recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider Zone Change Case No. 03-137-(2), a proposal to change 0.47 acres from A-1 zoning to R-3-17U-DP.

2. Certify completion of and approve the attached Negative Declaration and determine that Zone Change Case No. 03-137-(2) will not have a significant effect upon the environment.
3. Find the recommended zoning is consistent with the goals, policies, and programs of the General Plan.
4. Find that the public convenience, the general welfare and good zoning practice justify the recommended change of zone.
5. Adopt recommended Zone Change Case No. 03-137-(2), changing the zoning classification on the property as depicted on the attached Exhibit and described herein above.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on September 10, 2008.

Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
FOR CONDITIONAL USE PERMIT CASE NO. 03-137-(2)**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing on the matter of Conditional Use Permit Case No. 03-137-(2) on September 10, 2008. Conditional Use Permit Case No. 03-137-(2) was heard concurrently with General Plan Amendment Case No. 2008-00006-(2), Zone Change Case No. 03-137-(2) and Tentative Tract Map No. 060027.
2. The applicant, Red Curb Investment, proposes a multi-family residential development of 21 condominium units, in a "townhome" configuration of four attached buildings, with two common-use recreational areas (including a "play area/tot lot") on 1.41 gross acres.
3. Conditional Use Permit Case No. 03-137-(2) is a request to ensure compliance with the Development Program zoning pursuant to Section 20.40.040 of the Los Angeles County Code ("County Code"). The applicant is requesting the following modifications:
 - a. Modification of the maximum permitted wall height of three-and-one-half (3½) feet in the front yard setback to allow a six-foot (6 foot) high wall, as depicted on the tentative tract map and/or Exhibit "A".
4. While the proposed front yard wall height of six feet exceeds the maximum height of three-and-one-half feet allowed in the R-3 zone, the proposed wall height is requested as part of the Conditional Use Permit for the proposed Development Program. In accordance with the County Code, the modification is requested in order to maintain consistency with the rest of the project's exterior design and for added security measures.
5. General Plan Amendment Case No. 2008-00006-(2) is a related request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map to change the 1.23 net acre site from Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre) land use category to Category 3 (Medium Density Residential- 12 to 22 Dwelling Units Per Acre).
6. Zone Change Case No. 03-137-(2) is a related request to change 0.47 acres of existing A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-17U-DP (Limited Multiple Residence- 17 Dwelling Units Per Acre- Development Program).
7. Tentative Tract Map No. 060027 is a related request to create one multi-family lot with 21 attached condominium units in four buildings.
8. Approval of the conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

9. The applicant's site plan, labeled Exhibit "A", depicts one multi-family lot with 21 attached condominium units on 1.41 gross acres. The townhomes are configured in four separate buildings varying from four to six units arranged throughout the project site. Each unit is two stories (living space on first and second floors, with garages on the first floor) and has a maximum height of 35 feet. A 28-foot wide private driveway and fire lane is proposed within the development, enabling the units to access W. 223rd Street (except for Unit Nos. 8-11, which gain access to the main driveway/fire lane from an attached 20-foot wide driveway strip). Each unit will have two covered parking spaces (42 total spaces), with six guest parking spaces proposed in two locations within the development. Approximately 32 percent of the project site (or 16,198 square feet) is proposed as open space and recreational area, to include a play area, planters, landscaping and patios. Seven existing detached single-family residences are proposed to be demolished. Approximately 1,985 cubic yards of fill grading is proposed to be imported from offsite. There are no Oak trees existing on the subject property.
10. The property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 31 units). The density of the proposed residential development is 14.9 dwelling units per acre, which is consistent with the maximum allowed by Category 3.
11. The project site is currently zoned A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area) and R-3-17U-DP. The A-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954. The R-3-17U-DP zoning was created by Zone Change No. 87-541 adopted by the Board on April 13, 1989.
12. Surrounding zoning is A-1 and M-1 (Light Industrial) to the north, A-1 and M-1 to the east, A-1 and RPD-5,000-12U (Residential Planned Development- 5,000 Square Foot Minimum Required Lot Area- 12 Dwelling Units Per Acre) to the south, and A-1, RPD-5,000-12U to the west.
13. Surrounding land uses to the north consist of three churches (one with a corner store), a vacant lot, single-family residences, pet grooming, offices and a townhome. To the east is auto repair, single-family residences, mixed commercial uses, offices and a trailer park. To the south are townhomes, a trailer park, food processing/warehouse, single-family residences and a corner market. To the west are townhomes, single-family residences and an elementary school.
14. The project is consistent with the proposed R-3-17U-DP zoning classification. Attached multi-family residences are permitted in the R-3-17U-DP zone pursuant to Sections 22.20.260 and 22.40.040 of the Los Angeles County Code ("County Code").
15. During the September 10, 2008 public hearing, the Commission heard a presentation from staff and testimony from the applicant. The applicant confirmed that he had

reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval.

16. During the September 10, 2008, the owner's representative gave a presentation concerning the proposed development. No other testimony was heard.
17. During the September 10, 2008 public hearing, the Commission discussed the proposed development.
18. On September 10, 2008, after hearing all testimony, the Commission closed the public hearing, adopted the Negative Declaration, approved Tentative Tract Map No. 060027 and Conditional Use Permit Case No. 03-137-(2), and recommended to the Board approval of General Plan Amendment Case No. 2008-00006-(2), and adoption of Zone Change Case No. 03-137-(2).
19. The project design is required to comply with the standards of the proposed R-3-17U-DP zone. Townhomes are permitted in this zone pursuant to Section 22.20.260 of the Los Angeles County Code ("County Code") (Zoning Ordinance).
20. The proposed use is subject to the development standards and requirements applicable to the R-3-17U-DP zone, as set forth in Sections 22.20.260 through 22.20.330 of the County Code, as well as the requirements of the DP zone, pursuant to Sections 22.40.030 through 22.40.080 of the County Code.
21. The applicant has submitted a development program, consisting of a site plan and progress schedule, which complies with the requirements of Section 22.40.050 of the County Code.
22. As a condition of approval of this grant, the applicant will be required to comply with all applicable development program conditions as set forth in Section 22.40.070 of the County Code.
23. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified no significant effects on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project.
24. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.

25. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.
26. Approval of this Conditional Use Permit is conditioned on the permittee's compliance with the attached conditions of approval for Tentative Tract Map No. 060027.
27. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
28. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES:

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;
- B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and
- E. That the development program submitted provides necessary safeguards to ensure completion of the proposed development by the permittee, forestalling substitution of a lesser type of development contrary to the public convenience, welfare or development needs of the area.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in

Sections 22.40.060 and 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

THEREFORE, in view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 03-137-(2) is approved, subject to the attached conditions established by the Commission.

DRAFT

DEPARTMENT OF REGIONAL PLANNING

CONDITIONAL USE PERMIT CASE NO. 03-137-(2) Exhibit "A" Date: May 9, 2007

DRAFT CONDITIONS:

1. This grant authorizes the use of a Development Program of the subject property for a multi-family residential development in the R-3-17U-DP zone for 21 new attached condominium units (townhomes) in four buildings, with a total of 0.37 acres (16,198 square feet) of private and common open space area, as depicted on the approved Exhibit "A" (dated May 9, 2007) or an approved revised Exhibit "A", subject to all of the following conditions of approval.
2. Approval of Conditional Use Permit ("CUP") Case No. 03-137-(2) is contingent upon approval of General Plan Amendment Case No. 03-137-(2) and adoption of Zone Change Case No. 03-137-(2) by the Los Angeles County Board of Supervisors ("Board").
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 8.
4. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
7. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.
8. Within five days of the approval date, remit processing fees (currently \$1,926.75) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray

Draft Conditions

the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

9. The subject property shall be developed and maintained in full compliance with the conditions of this grant, and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
10. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
11. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
12. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

Draft Conditions

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code ("County Code") Section 2.170.010.

13. This grant shall expire unless used within two years after the recordation of a final map for Tentative Tract Map No. 060027. In the event that Tentative Tract Map No. 060027 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
14. The subject property shall be graded, developed and maintained in substantial conformance with the approved tentative tract map and the approved Exhibit "A", dated May 9, 2007, or an approved revised Exhibit "A".
15. The development of the subject property shall conform to the conditions approved for Tentative Tract Map No. 060027.
16. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director of Planning").
17. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Planning.
18. A minimum of 48 automobile parking spaces, as depicted on the approved Exhibit "A" (dated May 9, 2007) or on an approved revised Exhibit "A", shall be provided and continuously maintained on the subject property, developed to the specifications listed in Section 22.52.1060 of the County Code. There shall be at least 42 resident (two covered spaces per dwelling unit) and 6 guest parking spaces distributed throughout the development as depicted on the approved Exhibit "A" (dated May 9, 2007) or an approved revised Exhibit "A". The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. The permittee shall provide for continual enforcement in the Covenants, Conditions, and Restrictions ("CC&Rs") to the satisfaction of Regional Planning.
19. Pursuant to Section 1129B of the Building Code, one of the six guest parking spaces must be a "van-accessible" parking space for the disabled. Prior to the issuance of any building permit, the permittee shall submit to the Director of Planning for review and approval three copies of a revised Exhibit "A" showing the required accessible parking space.
20. Prior to the issuance of any building permit, submit to Regional Planning a "plan elevation exhibit" depicting the northeasterly side of the subject project. The exhibit shall show that all second-story windows of Unit No. 11 (as depicted on the

approved Exhibit "A") facing the easterly adjacent subject property, have been screened to ensure the privacy of views to the adjacent property. Screening may include features such as obscured window glass and landscaping, or other means as necessary to screen views. The exhibit must be submitted to the satisfaction of Regional Planning.

21. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for review prior to final map approval.
22. Provide in the CC&Rs a method for the continuous maintenance of the common areas, including the driveways, landscaping and the lighting system along all walkways and outdoor seating areas, to the satisfaction of Regional Planning.
23. Reserve in the CC&Rs the right for all residents within the condominium project to use the driveway for access and the guest parking spaces throughout the subdivision.
24. Provide in the CC&Rs a method for the continuous screening of second-story views along the easterly side of Unit No. 11 as depicted on the approved Exhibit Map dated May 9, 2007, to the satisfaction of Regional Planning.
25. State in the CC&Rs that parking of recreational vehicles and outside storage shall not be allowed within the development.
26. Provide in the CC&Rs a method for graffiti removal. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
27. Information contained within the CC&Rs cannot be modified in any way without prior authorization from Regional Planning.
28. All utilities shall be placed underground.
29. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
30. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained and adjacent property owners have been notified.
31. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to Monday through Friday, between 7:00 a.m. and 6:00 p.m., and Saturday, between 8:00 a.m. and 5:00 p.m. No Sunday or holiday operations are permitted.

Draft Conditions

32. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.
33. The permittee shall, upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.
34. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
35. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.
36. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
37. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
38. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with Los Angeles County Building and Plumbing Codes.
39. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
40. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to water mains, fire hydrants, and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by said Department.
41. Prior to the issuance of any grading and/or building permit, a site plan shall be submitted to and approved by the Director of Planning indicating that the proposed construction and/or associated grading complies with the conditions of this grant and the provisions of the County Code.
42. Prior to the issuance of any grading and/or building permit, the permittee shall submit to the Director of Planning for review and approval three copies of a landscape plan. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. The landscape plan shall also contain a note

Draft Conditions

indicating the timing of the required planting and planting deadlines as described herein. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. To the maximum extent feasible, drip irrigation systems shall be employed.

Timing of Planting. Prior to the issuance of building permits for any construction the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director of Planning. This phasing plan shall establish the timing and sequencing of the required landscaping.

The planting shall begin at least 90 days prior to occupancy of the first unit within the building. The required planting of new trees, shrubs and/or ground cover, and all remaining project landscaping, shall be completed within six months following the date of issuance of the certificate of occupancy.

43. The following development program conditions shall apply:

- a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the development program shall be built, erected, or moved onto any part of the property.
- b. No existing building or structure which under the program is to be demolished shall be used.
- c. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered.
- d. All improvements shall be completed prior to the occupancy of any structures within each phase of development to the satisfaction of the Director of Planning.
- e. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
FOR TENTATIVE TRACT MAP NO. 060027**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing on the matter of Tentative Tract Map No. 060027 on September 10, 2008. Tentative Tract Map No. 060027 was heard concurrently with General Plan Amendment Case No. 2008-00006-(2), Zone Change Case No. 03-137-(2) and Conditional Use Permit Case No. 03-137-(2).
2. The subject site is located at 1022 W. 223rd Street, within the Carson Zoned District and unincorporated community of West Carson.
3. The rectangularly-shaped subject property is 1.41 gross acres (1.23 net acres) in size with level topography. The subject property is currently occupied by seven single-family residences.
4. Primary access to the project property will be from 223rd Street, an 80-foot wide secondary highway.
5. General Plan Amendment Case No. 2008-00006-(2) is a related request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map to change the 1.23 net acre site from Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre) land use category to Category 3 (Medium Density Residential-12 to 22 Dwelling Units Per Acre).
6. Zone Change Case No. 03-137-(2) is a related request to change 0.47 acres of existing A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-17U-DP (Limited Multiple Residence- 17 Dwelling Units Per Acre- Development Program).
7. Conditional Use Permit Case No. 03-137-(2) is a related request to ensure compliance with the Development Program zoning pursuant to Section 20.40.040 of the Los Angeles County Code ("County Code"). The applicant is requesting the following modifications:
 - a. Modification of the maximum permitted wall height of three-and-one-half (3½) feet in the front yard setback to allow a six-foot (6 foot) high wall, as depicted on the tentative tract map and/or Exhibit "A".
8. Approval of the tentative tract map will not become effective unless and until the Los Angeles County Board of Supervisors ("Board") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.
9. The applicant's site plan, labeled Exhibit "A", depicts one multi-family lot with 21 attached condominium units on 1.41 gross acres. The townhomes are configured in four separate buildings varying from four to six units arranged throughout the project

site. Each unit is two stories (living space on first and second floors, with garages on the first floor) and has a maximum height of 35 feet. A 28-foot wide private driveway and fire lane is proposed within the development, enabling the units to access W. 223rd Street (except for Unit Nos. 8-11, which gain access to the main driveway/fire lane from an attached 20-foot wide driveway strip). Each unit will have two covered parking spaces (42 total spaces), with six guest parking spaces proposed in two locations within the development. Approximately 32 percent of the project site (or 16,198 square feet) is proposed as open space and recreational area, to include a play area, planters, landscaping and patios. Seven existing detached single-family residences are proposed to be demolished. Approximately 1,985 cubic yards of fill grading is proposed to be imported from offsite. There are no Oak trees existing on the subject property.

10. The property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 31 units). The density of the proposed residential development is 14.9 dwelling units per acre, which is consistent with the maximum allowed by Category 3.
11. The project site is currently zoned A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area) and R-3-17U-DP. The A-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954. The R-3-17U-DP zoning was created by Zone Change No. 87-541 adopted by the Board on April 13, 1989.
12. Surrounding zoning is A-1 and M-1 (Light Industrial) to the north, A-1 and M-1 to the east, A-1 and RPD-5,000-12U (Residential Planned Development- 5,000 Square Foot Minimum Required Lot Area- 12 Dwelling Units Per Acre) to the south, and A-1, RPD-5,000-12U to the west.
13. Surrounding land uses to the north consist of three churches (one with a corner store), a vacant lot, single-family residences, pet grooming, offices and a townhome. To the east is auto repair, single-family residences, mixed commercial uses, offices and a trailer park. To the south are townhomes, a trailer park, food processing/warehouse, single-family residences and a corner market. To the west are townhomes, single-family residences and an elementary school.
14. The project is consistent with the proposed R-3-17U-DP zoning classification. Attached multi-family residences are permitted in the R-3-17U-DP zone pursuant to Section 22.20.260 of the Los Angeles County Code ("County Code").
15. During the September 10, 2008 public hearing, the Commission heard a presentation from staff and testimony from the applicant. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval.

16. During the September 10, 2008, the owner's representative gave a presentation concerning the proposed development. No other testimony was heard.
17. During the September 10, 2008 public hearing, the Commission discussed the proposed development.
18. On September 10, 2008, after hearing all testimony, the Commission closed the public hearing, adopted the Negative Declaration, approved Tentative Tract Map No. 060027 and Conditional Use Permit Case No. 03-137-(2), and recommended to the Board approval of General Plan Amendment Case No. 2008-00006-(2), and adoption of Zone Change Case No. 03-137-(2).
19. The project design is required to comply with the standards of the proposed R-3-17U-DP zone. Townhomes are permitted in this zone pursuant to Section 22.20.260 of the Los Angeles County Code ("County Code") (Zoning Ordinance).
20. The proposed use is subject to the development standards and requirements applicable to the R-3-17U-DP zone, as set forth in Sections 22.20.260 through 22.20.330 of the County Code, as well as the requirements of the DP zone, pursuant to Sections 22.40.030 through 22.40.080 of the County Code.
21. The applicant has submitted a development program, consisting of a site plan and progress schedule, which complies with the requirements of Section 22.40.050 of the County Code.
22. As a condition of approval of this grant, the applicant will be required to comply with all applicable development program conditions as set forth in Section 22.40.070 of the County Code.
23. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the General Plan. The project increases the supply, diversity and affordability of housing, and promotes the efficient use of existing public services and infrastructure by locating new development within an urbanized area.
24. The proposed subdivision will be served by public sewer and public water systems.
25. The site is physically suitable for the density and type of development proposed since it has access to County-maintained streets, will be served by public sewers, and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.
26. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.

27. The design of the subdivision and the proposed improvements will not cause substantial environmental damage. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
28. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein.
29. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.
30. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
31. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
32. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified no significant effects on the environment. Based on the Initial Study and project revisions, a Negative Declaration has been prepared for this project.
33. After consideration of the attached Negative Declaration with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the MND reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
34. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.
35. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, in view of the findings of fact and conclusions presented above, Tentative Tract Map No. 060027 is **approved**, subject to the attached conditions established by the Commission and recommended by the Los Angeles County Subdivision Committee.

DRAFT

**DEPARTMENT OF REGIONAL PLANNING
TENTATIVE TRACT MAP NO. 060027**

**Map Date: May 9, 2007
Exhibit Map Date: May 9, 2007**

DRAFT CONDITIONS:

1. Conform to the applicable requirements of Title 21 and Title 22 of the Los Angeles County Code ("County Code"), including the requirements of the R-3-17U-DP (Limited Multiple Residence- 17 Dwelling Units Per Net Acre- Development Program) zone. Also, conform to the requirements of Conditional Use Permit Case No. 03-137-(2).
2. Recordation of the final map is contingent upon approval of General Plan Amendment Case No. 2008-00006-(2) and adoption of Zone Change Case No. 03-137-(2) by the Los Angeles County Board of Supervisors ("Board").
3. Label the interior driveways as "Private Driveway and Fire Lane" on the final map.
4. Construct or bond with the Los Angeles County Department of Public Works ("Public Works") for driveway paving in widths as shown on the approved Exhibit "A", dated May 9, 2007, to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Fire Department.
5. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for review and approval prior to final map approval. Those provisions required by the County to be contained in the CC&Rs shall be identified as such, and shall not be modified in any way without prior authorization from Regional Planning.
6. Provide in the CC&Rs a method for the continuous maintenance of all common areas, including the driveways, landscaping and the lighting system along all walkways and outdoor seating areas, to the satisfaction of Regional Planning.
7. Reserve in the CC&Rs the right for all residents within the condominium project to use the driveway for access and the guest parking spaces throughout the subdivision.
8. Provide in the CC&Rs a method for the continuous screening of second-story views along the easterly side of Unit No. 11 as depicted on the approved Exhibit Map dated May 9, 2007, to the satisfaction on Regional Planning.
9. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit Map, dated May 9, 2007.
10. Place a note or notes on the final map, to the satisfaction of Regional Planning and the Los Angeles County Department of Public Works, that this subdivision is approved as a condominium project for a total of 21 residential units whereby the

owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access, and utility easements for the units.

11. Remove all existing structures (including seven single-family residences and any accessory structures) on the subject property. Submit a copy of a demolition permit or other proof of removal prior to final map approval, to the satisfaction of Regional Planning.
12. The subdivider or successor in interest shall plant at least 11 trees (one tree for every 5,000 square feet of the net project area) of a non-invasive species throughout the landscaped and common areas of the subject project. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by Regional Planning, and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
13. Prior to the issuance of any building permit, submit to Regional Planning a "plan elevation exhibit" depicting the northeasterly side of the subject project. The exhibit shall show that all second-story windows of Unit No. 11 (as depicted on the approved Exhibit "A") facing the easterly adjacent subject property, have been screened to ensure the privacy of views to the adjacent property. Screening may include features such as obscured window glass and landscaping, or other means as necessary to screen views. The exhibit must be submitted to the satisfaction of Regional Planning.
14. Within five days of the tentative map approval date, remit processing fees (currently \$1,926.75) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
15. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee (currently \$16,737.00) to the Los Angeles County Librarian prior to issuance of any building permit.
16. No grading permit may be issued prior to final map recordation unless otherwise authorized by the Director of Regional Planning.
17. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this tentative map approval, or related discretionary project approvals, whether legislative or

quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall cooperate reasonably in the defense.

18. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation;
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the subdivider according to the County Code Section 2.170.010.

Except as expressly modified herein above, this approval is subject to all those conditions set forth in the CUP and the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

RP

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 060027 (Rev.)

Page 1/3

TENTATIVE MAP DATED 05-09-2007
EXHIBIT MAP DATED 05-09-2007

The following reports consisting of 10 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

DGR
DATE Rev'd. 03-20-2008

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 060027 (Rev.)

Page 2/3

TENTATIVE MAP DATED 05-09-2007
EXHIBIT MAP DATED 05-09-2007

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Prior to final approval of the tract map, submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Quitclaim or relocate easements running through proposed structures.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
12. Remove existing structures prior to final map approval. Demolition permits are required from the Building and Safety office.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 060027 (Rev.)

Page 3/3

TENTATIVE MAP DATED 05-09-2007
EXHIBIT MAP DATED 05-09-2007

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

DGR
Prepared by Diego G. Rivera
tr60027L-rev5(rev'd 03-20-08).doc

Phone (626) 458-4349

Date Rev'd. 03-20-2008



LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

TRACT NO.: 060027

TENTATIVE MAP DATE: 05/09/07

EXHIBIT MAP DATE: 05/09/07

DRAINAGE CONDITIONS:

Prior to Improvement Plans Approval:

- Comply with the requirements of the Revised Hydrology Study/Drainage Concept/Standard Urban Stormwater Mitigation Plan (SUSMP), which was conceptually approved on 7/18/07 to the satisfaction of the Department of Public Works.

Prior to Building Permit:

- Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; comply with NPDES, SWMP, and SUSMP requirements.
- Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.

=====

GRADING CONDITIONS:

Prior to recordation of a Final Map or Parcel map Waiver:

- A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

Name

Lizbeth Cordova
DS

Date

3/05/08

Phone

(626) 458-4921

County of Los Angeles Department of Public Works
 GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
 GEOLOGIC REVIEW SHEET
 900 So. Fremont Ave., Alhambra, CA 91803
 TEL. (626) 458-4925

DISTRIBUTION
 ___ Geologist
 ___ Soils Engineer
 1 GMED File
 1 Subdivision

TENTATIVE TRACT MAP 60027
 SUBDIVIDER Red Curb Investments.
 ENGINEER Landevelopment Engineering, Inc.
 GEOLOGIST -----
 SOILS ENGINEER -----

TENTATIVE MAP DATED 5/9/07 (Revision)
 LOCATION Torrance
 GRADING BY SUBDIVIDER [Y] (Y or N) 1,900 yds.³
 REPORT DATE -----
 REPORT DATE -----

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 6/7/07 is attached.

Prepared by


 Charles Nestle

Reviewed by

Date 6/7/07

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 6.0
Job Number LX001129
Sheet 1 of 1

Ungraded Site Lots

Tentative ^{Tract} Parcel Map 60027
Location Delta Avenue, South San Gabriel
Developer/Owner Jone Kwon
Engineer/Architect Engles Shen
Soils Engineer ---
Geologist ---

DISTRIBUTION:

___ Drainage
___ Grading
___ Geo/Soils Central File
___ District Engineer
___ Geologist
___ Soils Engineer
___ Engineer/Architect

Review of:

Tentative ^{Tract} Parcel Map Dated by Regional Planning 5/8/07

Previous Review Sheet Dated 12/4/06

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://ladpw.org/gmed/manual.pdf>.
2. Submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.



Reviewed by _____ Date 6/7/07

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh\60027\TenT

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate the right to restrict vehicular access on 223rd Street.
2. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on 223rd Street.
3. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on 223rd Street.
4. Construct full-width sidewalk along the property frontage on 223rd Street.
5. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements along the property frontage on 228th Street and Meyler Avenue to the satisfaction of Public Works.
6. Plant street trees along the property frontage on 223rd Street. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.
7. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
8. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on 223rd Street to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.

TENTATIVE MAP DATED 05-09-2007
EXHIBIT MAP DATED 05-09-2007

- (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
9. Prior to map final approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of the Public Works.



Prepared by Allan Chan
tr60027r-rev5.doc

Phone (626) 458-4915

Date 06-03-2007

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 060027 (Rev.)

Page 1 of 1

TENTATIVE MAP DATED 05-09-2007
EXHIBIT MAP DATED 05-09-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC 11844AS, dated 06-20-2007) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. Provide a digital copy (PDF Format) of the approved area study PC 11844AS.
4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
5. Easements are required, subject to review by Public Works to determine the final locations and requirements.

DGK
Prepared by Allen Ma
tr60027s-rev5(rev'd 03-20-08).doc

Phone (626) 458-4921

Date Rev'd. 03-20-2008

TENTATIVE MAP DATED 05-09-2007
EXHIBIT MAP DATED 05-09-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

HW

Prepared by Lana Radle
tr60027w-rev5.doc

Phone (626) 458-4921

Date 06-25-2007



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

RP - Jodie

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 60027 Map Date May 09, 2007

C.U.P. _____ Vicinity Wilmington

- ☐ FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☐ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: Access as shown on the Exhibit A is adequate.

By Inspector: Juan C. Padilla Date June 20, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 60027 Tentative Map Date May 09, 2007

Revised Report yes

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 3500 gallons per minute at 20 psi for a duration of 3 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☒ The required fire flow for private on-site hydrants is 1250 gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing 1250 gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 1 public fire hydrant(s). Upgrade / Verify existing public fire hydrant(s).
- Install 1 private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☒ Other location:
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☒ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: The California Water Service Company fire flow test dated Oct. 28, 2005 will be accepted. The existing fire hydrant has an adequate fire flow. The required fire flow for the public fire hydrant maybe reduced during the Fire Prevention Engineering building plan check process. If the required on-site fire hydrant is within 25ft of a structure, a 2-hr firewall is required on the wall facing the fire hydrant.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date June 20, 2007



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 60027 DRP Map Date: 05/09/2007 SCM Date: 06/25/2007 Report Date: 06/20/2007
Park Planning Area # 21 WEST CARSON Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.14
IN-LIEU FEES:	\$47,277

Conditions of the map approval:

The park obligation for this development will be met by:

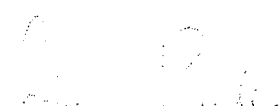
The payment of \$47,277 in-lieu fees.

Trails:

No trails.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: 
James Earbert, Developer Obligations/Land Acquisitions

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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	60027	DRP Map Date:05/09/2007	SMC Date:06/25/2007	Report Date: 06/20/2007
Park Planning Area #	21	WEST CARSON	Map Type:REV. (REV RECD)	

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units 21 = Proposed Units 21 + Exempt Units 0

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.23	0.0030	0	0.00
M.F. < 5 Units	2.70	0.0030	8	0.06
M.F. >= 5 Units	2.17	0.0030	13	0.08
Mobile Units	2.00	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.14

Park Planning Area = 21 WEST CARSON

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.14	\$337,692	\$47,277

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.14	0.00	0.00	0.14	\$337,692	\$47,277



COUNTY OF LOS ANGELES

Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm



BOARD OF SUPERVISORS

Gloria Molina
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Michael D. Antonovich
Fifth District

June 12, 2007

RFS No. 07-0013061

Tract Map No. 060027

Vicinity: Torrance

Tentative Tract Map Date: May 9, 2007 (5th Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Tract Map 060027** has been cleared for public hearing. The following conditions of approval still apply and are in force:

1. Potable water will be supplied by the **California Water Company**, a public water system, which guarantees water connection and service to all lots. This Department has received a "will serve" letter from the water provider.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV
Land Use Program



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



August 6, 2008

Red Curb Investments, Inc.
1600 Cabrillo Avenue
Torrance, CA 90501

Bruce W. McClendon FAICP
Director of Planning

SUBJECT: INITIAL STUDY DETERMINATION LETTER
PROJECT NO. 03-137/TR060027

On April 1, 2008, the staff of the Department of Regional Planning completed its review of the Environmental Questionnaire and other data regarding your project and made the following determination as to the type of environmental document required.

- ☐ Use of previously prepared Environmental Document
- ☐ Categorical Exemption
- ☒ Negative Declaration
- ☐ Mitigated Negative Declaration
- ☐ Other: _____
- ☐ Environmental Impact Report (EIR)

If you have any questions regarding the above determination or environmental document preparation, please contact Anthony Curzi of the Impact Analysis Section at (213) 974-6461, Monday to Thursday between 7:30 a.m. and 6 p.m. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP
Director of Planning

for Paul McCarthy, Supervising Regional Planner
Impact Analysis Section

BWM:PM:amc

Cc: Jim Marquez



***** INITIAL STUDY *****

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: March 1, 2004

Staff Member: Roxanne Tanemori

Thomas Guide: 764-B7

USGS Quad: Torrance

Location: 1010-1022 West 223rd Street, Torrance, CA 90502

Description of Project: The proposed infill project is a request for a Tentative Tract Map, Zone Change from A-1 and R-3-17U-DP to R-3-17U-DP, Conditional Use Permit, and Plan Amendment from Category 1 (low density residential) to Category 3 (medium density residential) to allow for the construction of twenty one (21) two-story detached townhouses with two-car garages (each unit approximately 1,660 sq ft.) One 28 foot fire lane and one 20 foot driveway will provide ingress/egress from 223rd Street to each residence's private garage. Three existing single-family residences will be demolished prior to new construction.

Gross Acres: 53,565 square feet/0.81 acres

Environmental Setting: The proposed project is located in an unincorporated urbanized residential neighborhood on 223rd Street between Meyler Street and Vermont Avenue near the Cities of Torrance and Carson. Single-family and multi-family residences, commercial and light manufacturing uses and Meyler Street Elementary School are within 500 feet of the subject property. There are also medical facilities in the vicinity. Currently there are three single-family residences, accessory structures, and ornamental landscaping on the subject property.

Zoning: A-1 Light Agriculture, R3-17U DP: Limited Multiple Residence, 17 units per acre, Development Program

General Plan: Category 1: Low Density Residential

Community/Area wide Plan: N/A

Major projects in area:

PROJECT NUMBER

CUP 87-541, ZC 8754

(subject property)

TR 50167

(subject property)

TR 49368, CUP 90-318

ZC 90-318

CUP 88-192,

ZC 88-192, TR 46494

TR 53937, CUP 02-218

ZC 02-218

CUP 98-101

CUP 03-048

DESCRIPTION & STATUS

12 townhouses; Approved 11/16/88 (Never constructed)

Zone change from A-1 to R-3 17 DU, DP; Adopted 4/13/89

12 residential lots; Approved 12/11/90 (Expired)

8 multi-family units, 8 residential lots, zone change; Denied 12/20/90

67 detached multi-family units Approved 11/16/88; 100 nonconforming residential lots; Approved 6/4/90; Zone change; Adopted 2/2/89

112 detached residential units on 9.33 acre; Pending

Expansion of existing trucking dispatch company; Pending

Self storage facility; Pending

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

☐ None

☒ Regional Water Quality Control Board

☒ Los Angeles Region

☐ Lahontan Region

☐ Coastal Commission

☐ Army Corps of Engineers

☐

☐

☐

☐

Trustee Agencies

☒ None

☐ State Fish and Game

☐ State Parks

Special Reviewing Agencies

☐ None

☐ Santa Monica Mountains Conservancy

☐ National Parks

☐ National Forest

☐ Edwards Air Force Base

☐ Resource Conservation District of Santa Monica Mtns.

☒ Los Angeles Unified School District

☒ City of Carson

☒ City of Los Angeles

☒ City of Torrance

☐

☐

☐

☐

☐

Regional Significance

☒ None

☐ SCAG Criteria

☐ Air Quality

☐ Water Resources

☐ Santa Monica Mtns. Area

☐

☐

☐

☐

☐

County Reviewing Agencies

☒ Subdivision Committee

☐ DPW:

☐ Health Services:

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)			
			Less than Significant Impact/No Impact		
			Less than Significant Impact with Project Mitigation		
			Potentially Significant Impact		
CATEGORY	FACTOR	Pg			Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: 3: Infilling
- ☐ Yes ☒ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- ☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

- ☐ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

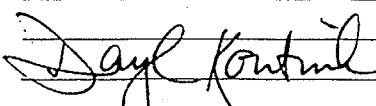
An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

- ☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

- ☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Roxanne Tanemori

Date: July 29, 2004

Approved by: 

Date: 2 AUGUST 2004

- ☐ Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

- ☒ This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Approval of Geotechnical Report by DPW

Applicant shall comply with all August 11, 2003 and March 29, 2004 Subdivision Committee requirements from
Department of Public Works.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in or subject to high mudflow conditions? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run-off? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area? |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., dam failure)? |
| | | | | |
| | | | | |

STANDARD CODE REQUIREMENTS

- ☐ Building Ordinance No. 2225 – Section 308A ☐ Ordinance No. 12,114 (Floodways)
☒ Approval of Drainage Concept by DPW

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design

Applicant shall comply with all August 11, 2003 and March 29, 2004 Subdivision Committee requirements from Department of Public Works including review and approval of a preliminary drainage concept/SUSMP prior to project approval.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors?
<i>Access driveway width will need to be widened from 25' to 26' or as otherwise modified by the Fire Department.</i>				

STANDARD CODE REQUIREMENTS

- ☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☐ Fire Regulation No. 8
☐ Fuel Modification/Landscape Plan

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Project Design ☐ Compatible Use

Applicant shall comply with all August 11, 2003 and March 29, 2004 Subdivision Committee requirements from Fire Department.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
				<i>Project is subject to NPDES/SUSMP requirements.</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
				<i>Project is subject to NPDES/SUSMP requirements.</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- | | |
|--|---|
| <input type="checkbox"/> Industrial Waste Permit | <input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5 |
| <input type="checkbox"/> Plumbing Code – Ordinance No.2269 | <input checked="" type="checkbox"/> NPDES Permit Compliance (DPW) |

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design ☐ Compatible Use

Applicant shall comply with all August 11, 2003 and March 29, 2004 Subdivision Committee requirements from Department of Public Works. No comments were provided from CA RWQCB regarding the proposed project.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code – Section 40506

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design ☐ Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS
☐ Lot Size ☐ Project Design ☐ ERB/SEATAC Review ☐ Oak Tree Permit

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Phase 1 Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <hr/> <hr/>

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral resources**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
- b. ☐ ☒ ☐ Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c. ☐ ☒ ☐ Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
- d. ☐ ☐ ☐ Other factors?
-
-

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
- b. ☐ ☒ ☐ Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
- c. ☐ ☒ ☐ Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
- d. ☐ ☒ ☐ Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
- e. ☐ ☒ ☐ Is the project likely to create substantial sun shadow, light or glare problems?
- f. ☐ ☐ ☐ Other factors (e.g., grading or landform alteration)?
-
-

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Project Design ☐ Traffic Report ☐ Consultation with Traffic & Lighting Division

Applicant shall comply with all August 11, 2003 and March 29, 2004 Subdivision Committee requirements from Department of Public Works.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ If served by a community sewage system, could the project create capacity problems at the treatment plant?
- b. ☐ ☒ ☐ Could the project create capacity problems in the sewer lines serving the project site?
- c. ☐ ☐ ☐ Other factors?
-
-

STANDARD CODE REQUIREMENTS

- ☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130
- ☐ Plumbing Code – Ordinance No. 2269

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level? <i>Project site is served by the Los Angeles Unified School District.</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Site Dedication ☒ Government Code Section 65995 ☒ Library Facilities Mitigation Fee

Los Angeles Unified School District did not provide comments regarding the proposed project.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
Nearest fire station: FS 36: 127 W. 223rd St. Carson, CA 90745
Nearest Sheriff station: Carson Station: 21356 S. Avalon Blvd., Carson, CA 90745
- b. ☐ ☒ ☐ Are there any special fire or law enforcement problems associated with the project or the general area?
- c. ☐ ☐ ☐ Other factors?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Fire Mitigation Fee

Applicant shall comply with all August 11, 2003 and March 29, 2004 Subdivision Committee requirements from Fire Department.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to fire/sheriff services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Plumbing Code – Ordinance No. 2269 ☐ Water Code – Ordinance No. 7834

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

Applicant shall comply with all August 11, 2003 and March 29, 2004 Subdivision Committee requirements from Department of Health Services including provision of a will-serve letter from the appropriate water provider for the site.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Toxic Clean-up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property? <u>Project site is dual-zoned: A-1 and R-3 17DU, DP.</u>
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

Applicant is requesting a Zone Change: A-1 to R-3 17DU, DP, and a General Plan Amendment from Category 1 (low density residential) to Category 3 (medium density residential) to allow for the construction of 21 town-houses and the creation of 21 residential lots on the subject property as an infill development project.

Applicant shall comply with all August 11, 2003 and March 29, 2004 Subdivision Committee requirements From Land Divisions Section regarding provision of appropriate local area density analysis, and infill development findings.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

2/26/07

GENERAL PLAN AMENDMENT
BURDEN OF PROOF
TTM 060027

Subdivider: Redcurb Investments
1022 W. 223rd Town homes
Los Angeles, CA 90502

Current Land Use Classification: Housing Category I
Proposed Land Use Classification: Housing Category III

(1) A need for the proposed General Plan Amendment exists because:

Local zoning designation for parcel numbers 7344-024- 003 to 008, inclusive includes R3-17 DP and A1 classifications. In order to correct the dual zone designation it is the proponents claim that the higher designation R3-17 DP for both parcels is similar and consistent with neighborhood. Land use analysis and density examination for all properties within 500 feet of the subject disclosed the existence of similarly classified land use category III areas. The findings showed a parcel having a land area over twice the subject with a density of 17.38 dwellings per acre. Accordingly, the proposed General Plan amendment is found to be reasonable.

Specifically, the 4.53 acre site at 22330 Meyler Avenue comprises 66 detached residential condominiums. When you incorporate the portion of land devoted to the east half of Meyler Street the gross are becomes 212,177 s.f.. The 66 town homes on this property results in a gross density of 14 units per acre. A density that falls within housing category III which allows 12 to 22 units per acre.

Comparing that land use density to the subject we find that the subject property has a proposed land use intensity of less than their neighbor. The subject property contains 61,433 s.f. of gross land area or 1.41 acres. (See TTM 60027 for reference.) Calculating the density by dividing the area by 21 units we find the project provides one unit for each 2,925 s.f. of gross land area. This computes to 14.8 dwellings per acre. 14.8 dwellings per acre is first allowed in land use category III. Based on the finding that the land use density found on adjacent properties is similar to and higher than the request, the applicant purports that the scale of new development will be consistent with the neighborhood. And the increase from land use category I to III is reasonable and without exception to what exists on surrounding properties.

From a broader perspective, General Plan policies for growth and density are loosely coupled to projections for population, housing, and employment. In Los

Angeles County, population has increased at a rate that the General Plan could not anticipate. The difference from projected to actual growth has placed a strain on where new housing can be located. This differential affects the affordability and production demand for medium and high-density housing. The chart below shows the General Plan's projected growth v. actual growth.

County of Los Angeles Population and Housing Count Fact Chart

	1987	2010 (projected)	2006 (observed)	% Increase
Population	8,209,000	9,900,000	10 million +	22%
Housing Unit	3,023,500	3,702,500	3,409,312	12%

As a further basis for the general plan amendment, an examination of the County General Plan was made. We found that its projections for urban growth and housing demand illustrate room for expansion. We found this fact to be intentional. Accordingly, the deliberately understated projection estimates serve as a basis to allow plan amendments such as the subject case. The General Plan land use category for the subject property is currently classified housing category I. This classification is planned to be changed upwardly with the abovementioned supporting justifications. It is therefore concluded that a change in land use designation to allow 21 units will not impose itself on the planned arrangement for the area or the county supply of new housing for the region overall.

(2) Modified conditions warrant a revision to the County of Los Angeles General Plan because:

Rapid population growth and housing deficiency (as shown above) are economic conditions that create inflated housing prices. Older single-family homes decline in quality and require replacement. In this particular case replacement of such housing is warranted. This proposal incorporates replacement of the older run down housing stock on the property with new product and an additional set of housing units within the density found in the area.

Currently, single-family homes located on large lots, like those of the subject property sell in the general range of \$500-750K. Few new single family homes

are being built in this area. The average age of housing stock in the Harbor Gateway community is more than 60 years. New housing is needed to replace this aging stock. New housing being built on existing lots in older existing neighborhoods is called infill, and is supported as a practical means to satisfy the position of the county to allow for slightly higher intensity to encourage replacement with quality housing for newer populations.

In order to realize the General Plan goal of equal opportunity for housing and homeownership, neighborhoods associated with low to middle-income families must be developed to Housing Categories II and III.

(3) The particular amendment proposed is appropriate and proper because:

a. The new housing project is found to be consistent with the General Plan Goal to encourage increasing the availability of housing for low and moderate-income housing and encourage its distribution. Subdividing, and building to town homes at a higher density creates more housing, and is typically more affordable than typical detached single family housing on R1 zoned single family lots. The benefit to the county is that this housing is an affordable alternative the need for new shelter.

b. The new housing project is found to be consistent with the General Plan Goals which emphasize the location of low and moderate income housing within easy commuting range of multipurpose and single purpose centers with high concentrations of employment. Development of new "infill" housing reduces the number of families who need to travel extensive distances from outlying-fringe unincorporated areas to the urban core and employment center. Housing I fringe areas disrupts family unity as the commuter is forced to spend two or more hours a day traveling plus work time.

The subject property is located within the south bay core area of the County. The location of the property being 500 feet west of the 110 Freeway, approximately 25 miles south of downtown Los Angeles provides convenient access to the Harbor area, downtown, and many parts of Southern California otherwise less accessible placing future homebuyers reducing their travel commute time and cost for fuel and impact on freeway travel.

c. The new housing project is found to be consistent with the General Plans policy which encourage a more concentrated urban pattern through the infilling of bypassed lands, as well as encouraging residential infill at a slightly higher densities than those of surrounding uses. As mentioned above the new housing is planned to be located in the urban core has advantages to reduced travel time. The slight increase in density to housing category III promotes a density pattern of development found in the area adjacent to the subject.

d. The new housing project is found to be consistent with the General Plan's land use requirements for design features. The proposed site plan layout as submitted is situated and conforms to the setbacks of the requested zone, and contains common and private open space / landscaping features, such as landscaped setbacks, driveways, private patios and a tot lot. Walls surround each private patio, maximizing privacy, site security and pride of ownership.

(4) Approval of the proposed General Plan Amendment will be in the interest of public health, safety and general welfare and in conformity with good planning practices because:

The proposed subdivision and accompanying general plan amendment are internally consistent with development policies which promote development which is safe from environmental hazards such as flooding, and earth shaking from faults and liquefaction.

The site is sufficient in size to accommodate all aspects of the site program in a style that protects the surrounding area from adversity, thus protecting the general welfare. Examination of the location of available services finds that the site is sufficiently supported by sewer, water, police and fire services, and is located less than a mile from the area's largest County Hospital and has convenient access to commercial uses, schools, parks, fire, police, freeways and work center. Examination of the proposed site plan and development program for the site which is part of the Conditional use permit for the property discloses that the site contains ample parking with 42 parking spaces for 21 townhouse units and 6 spaces for visitors. Open space is provided in the following way: 5,668 sq. ft. of private patio space; 10,530 sq. ft. of common open space, including a tot lot and 16,198 sq. ft. of total open space.

2/26/07

Supplemental Information
Zone Change Burden of Proof
Tentative Tract Number 060027

Owner Subdivider: Redcurb Investments
1022 West 223rd Street
Los Angeles, CA

A. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration.

We respectfully request that the zoning at 1010-1020 W 223rd Street be changed from A1 to R2 in order to accommodate 21 new residential units. The net property area is 52,579 square feet; therefore R2 zoning would allow 21.4 units at 1 unit/2500 square feet.

The Department of Housing and Community Development estimates that California must build an excess of 200,000 homes each year through the year 2020 in order to accommodate the population growth and remain "reasonably affordable." Recent forecasts from the Department of Housing and Community development predict that the annual housing deficit in Los Angeles will be 28,000 units.¹

The current zoning at 1010-1020 W 223rd is outdated. When the subject property was initially zoned, there was no way to anticipate the enormous population growth that is currently taking place in the County of Los Angeles. If the County of Los Angeles is going to meet housing demand and changing economic conditions, concessions must be made for density. In this case, we are requesting the Zone be changed from A1 to a less restrictive zone, R2 classification. R2 zone will allow the applicant to make best use of the property. The new density will allow residential unit prices to be closer to market range, while still maintaining limits on density, height, and setbacks that are consistent with the surrounding properties. New development fosters good will and spurs neighboring developments to be maintained in better manner, creating increased value in the surrounding area

B. A need for the proposed zone classification exists within such area or district because:

It is economically infeasible to develop market-rate, single, and two-family homes on an oversized lot at any rate less than 2,500 square feet of lot area. The cost of land and the increased cost for construction necessitate the request for higher density to mitigate the increased costs associated with single family ownership.

¹ <http://www.rebuildca.org/shortage.html>

The status quo limits development to single units on large lots. The economic consequence is that it would be too expensive to sell the homes at a low enough cost to maintain consistency with local market demand. The local housing demand in this area calls for multiple family developments of 1500-2000 square feet/unit. The proposed project is ideal.

C. The particular property under consideration is a proper location for said zone classification within such area or district because:

The surrounding area contains condominiums in the same vicinity. The proximity and style of these units is consistent with the local area. The project is being designed to use energy efficient appliances and building materials. The land area, (1.23 acres net and 1.41 gross acres), is large enough and appropriately shaped to accommodate multiple-family development and maintain all development standards for setback, coverage, parking and height.

Change to R2 zoning will provide an opportunity to exercise renewed productive use of the mostly vacant, and underutilized parcel of land. Historically, it is recognized that new housing projects bring economic stimuli to older neighborhoods and the goodwill and general welfare of the area improves.

A portion of the subject property is already zoned for multiple-residential uses. A change of zone will eliminate the problem of multiple zone designations on the same property.

R2 zone classification is consistent with the General Plan policy of supporting infill development. Infill development benefits the general welfare in many ways. Infill development is typically new housing and new structures. The increased density is designed to be quality housing in light of the socioeconomic make-up of the local demographics. The homes are priced to be absorbed quickly as the region demands more new affordable housing.

D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because:

The existing older, underdeveloped housing on the site will be replaced by new quality housing in a density similar to the surrounding uses. The higher density classification request lowers the development costs by distributing them. Sharing improvements reduces the cost to the homebuyer, which proves to be an effective means to creating first-time homebuyers.

The pattern of existing housing found in the neighborhood represents a housing style and household size that will be created when the change of zone

is granted. The style and density of the project incorporates simultaneous approval of Tentative Tract Map Number 060027 for a townhouse style residential condominium subdivision.

The proposed project is located in an area found to contain adequate sewers, drainage, water and all other utilities. Analysis of these items has been preformed as part of the Los Angeles County Department of Public Works mapping review process. This project has been prepared, submitted and found to be without conflict to connect to said sewers, water and all utilities.

2/26/07

Supplemental Information Conditional Use Permit Burden of Proof

Owner Subdivider: Redcurb Investments
1022 West 223rd Street
Los Angeles, CA

CONDITIONAL USE PERMIT CASE - BURDEN OF PROOF SEC.22.55.040

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:**
- 1. Adversely affect the health, peace, comfort or welfare of person residing or working in the surrounding area, or**
 - 2. Be materially detrimental to the use, enjoyment or valuation of property of other person located in the vicinity of the site, or**
 - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

The proposed project a 21 single-family unit detached condominium development on a 1.41-acre site – within a fully developed urban area. The proposed residential development has been designed to supplement the demand for housing in the existing neighborhood. According to the Southern California Association of Governments the demand for new housing is in greater demand than the amount of housing being produced. These regional housing forecasts state the deficiency is substantial with between 180,000 and 200,000 housing units cannot be built. New projects such as this serve a marked benefit to the families that expect to reside and need to reside in the area. Because of this, it is concluded that the project will have a beneficial affect on the health, peace, comfort or welfare or person residing or working in the surrounding area.

The proposed project will not be materially detrimental to the use, enjoyment or valuation of property of other person in the vicinity of the sit because the proposed development is consistent to other newly constructed improvements in the neighborhood. And that development pattern has been witnessed as beneficial to health safety and welfare of the community.

The new product will enhance the enjoyment and valuation of other properties by providing a new town house residential project. The new development is planned to will meet all applicable residential development standards of the area. The new construction will pay additional ad valorem taxes and those taxes enabling the new homeowners to pay their fair share for library, police and fire services, and other municipal needs for the area. Examination has

been made of the local sewer, water, power, drainage and other such infrastructure. The review involved the local sanitation district, the county engineer and local water purveyor. The conclusion was that the proposed residential development will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The development summary discloses that the project 5,668 square feet of open space. This is 269 square feet per unit. The subject site has a net land area of 1.23 acres or 53,940 square feet. Of this land area the site is planned to achieve the following:

21- Town home Units:	15 - 1,582 s.f., 3 bed, den and 2.5 baths 6 - 1,857 s.f., 3 bed, den and 2.5 baths
Open Space:	5,668 Private Patios 10,530 square feet or 20% Common Open Space (yards and walks), 10,530 square feet or 20% / 501 square feet per unit.
Total Open Space:	570 square feet per unit.
Parking:	Two garage spaces per unit. Total 42 spaces. Guest parking .25 per unit. 6 spaces.
Zoning:	R2 to R3
Land Use:	Housing Category I to III Infill Development Program 17 DU / Acre

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed project is located on a 1.41-acre site. The original site plan was reviewed by the County Planning, Public Works, Fire, Parking, and Health Departments. Based on the architects design, it is noted that the proposal meets all applicable development standards. The new site plan complies with all development standards, including setbacks, walls, fences, parking, landscaping, open space and all other development features.

Existing uses on properties surrounding the subject include a church across from the subject. Detached planned units development similar to the proposed and detached single family homes and multi family dwellings to the east, south and west of the subject. These uses are all consistent with the plan and zoning for the area and they are consistent with the permitted uses in the zone classification being requested.

Based on the character of surrounding uses being compatible with the request it is logical to deduce that the Conditional Use Permit will easily be able to incorporate any and all multiple residential development standards relevant to townhouse developments.

The requested zone change is necessary to establish a housing development program which is consistent with the R-3-17 DP development standards for density. The 17 dwellings per acre is consistent with the pattern for existing town homes in the area. The 17 dwellings per acre density is consistent with the zoning classification which exists on a majority of the subdividers' land. The increased number of units is foreseen as an effective means to meet the housing demand for the area and not overburden the existing level of utility services such as sewers, water, power, traffic and highway improvements and access.

C. That the new site is adequately served:

1. By highways or street of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and

2. By other public or private service facilities as are required

The property is located on 223rd Street. 223rd Street contains a highway right of way of 100 feet. This width is adequate to accommodate which is of sufficient width to serve 21 new residential units. The property is located within 500 ft. of Vermont Avenue, and 1,500 ft. of Normandie Avenue, both major thoroughfares capable of handling hundreds of peak-hour trips. Based on the width of streets and the level of residential intensity of surrounding uses the new development will pose no significant level of impact onto these existing thoroughfares, their existing traffic counts or affect any single near by intersection. This is because the width of the street is capable of accommodating substantially higher densities than will be development and it is unlikely that the existing developments will seek similar zone changes or increased development intensity above what they are currently improved with.

In terms of how the location of the property will be affected by the region, the property is located less than 1500 ft. from the 110 Freeway. This proximity to the 110 Freeway serves to mitigate the conflict additional housing could increase travel trips on these surface streets. The site is adequately served by the LAC Harbor/UCLA hospital, located less than ½ mile from the subject property. And the site is adequately served by police and fire services.

As noted above; the new construction will pay additional ad valorem taxes and those taxes enabling the new homeowners to pay their fair share for library, police and fire services, and other municipal needs for the area. Examination has been made of the local sewer, water, power, drainage and other such infrastructure. The review involved the local sanitation district, the county engineer and local water purveyor. The conclusion was that the proposed residential development will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

**AGENDA ITEM NOS.
8 a, b, c, d (supplemental)**

**TENTATIVE
TRACT MAP NO. 060027**

**ADDITIONAL CORRESPONDENCE
RECEIVED ON
SEPTEMBER 2, 2008**

**REGIONAL PLANNING
COMMISSION
PUBLIC HEARING**

SEPTEMBER 17, 2008



SOUTHERN CALIFORNIA
EDISON

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FILE COPY

County of Los Angeles
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

August 28, 2008

Attention: Planning

Subject: Tract Map No. 060027

Please be advised that the division of the property shown on Tract Map No. 060027 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (714) 934-0808.

Steven D. Lowry
Title and Real Estate Services
Corporate Real Estate Department

